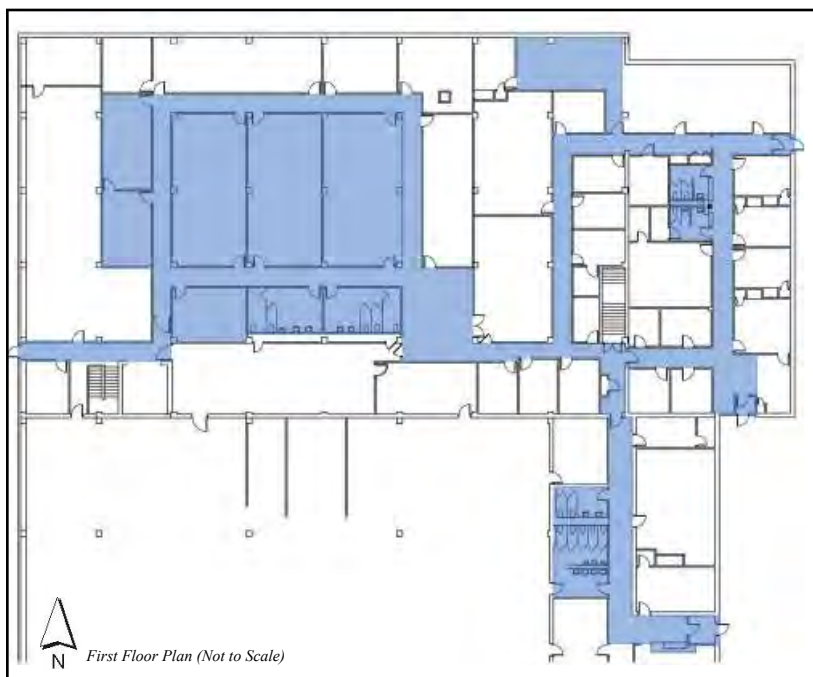


Office-Shop

Review conducted January 2012 using 2010 ADA Standards for Accessible Design.



First Floor Plan (Not to Scale)



(Safe Harbor) - Indicates elements in compliance with the 1991 Standards that are not required to be brought into compliance with the 2010 Standards.



Shaded area indicates public access space. ADA review limited to shaded areas shown.

The Office-Shop building is located at 5001 S. 14th Street in Lincoln, Nebraska. In addition to a large warehouse on the main floor and storage/warehouse space in the basement, this facility contains a reception and lobby area, several offices and conference rooms, two training rooms, restrooms, drinking fountains, and vending machines. Only the public portions of the building were included in this review. The basement is not open for public access.

Parking at this facility is provided along the side of the building and in a parking lot to the south. A fenced enclosure to the west of the facility provides storage for NDOR vehicles and equipment but is not available for public parking. A striped crosswalk across the driveway connects a sidewalk from the parking lot to sidewalks running along the east and south of the building. Additional employee parking is provided in a

parking lot on the north side of the building. Access to the building from the north parking lot requires the climbing of stairs.

Access to the Building

Visitors to State of Nebraska facilities where public programs, services, or activities are provided need to be able to arrive on site, park their vehicles (if necessary), approach the building, and enter freely. To be in compliance with the ADA, at least one route of travel must be provided that is safe, accessible, and independently traversable.

Eighty-one parking spaces are available for employee and visitor parking on the south side of the building. Sixty-three spaces, one of which is designated as handicap accessible, are provided in the parking lot. Five parallel parking spaces restricted to one hour parking are along the driveway. An additional eleven parking spaces reserved for specific NDOR employees are located along the sidewalk running east and west on the south side of the facility's lawn. Two designated accessible parking spaces are located on the south side of the building directly to the east of the fenced enclosure. The three designated accessible parking spaces are identifiable by signage, the International Symbol of Accessibility painted on the concrete within each space, and adjoining striped access aisles. An additional thirty parking spaces, all reserved for specific NDOR employees, are located in the north parking lot. Based on the number of parking spaces available for visitor parking (70), three accessible parking spaces are required. *Be advised that additional accessible parking spaces may be required should all parking spaces be considered.*

A sidewalk connects the access aisle at the handicap parking space in the parking lot to a striped crosswalk on the driveway. The crosswalk lines up with a curb ramp leading to the public entrance. A curb ramp at a sidewalk running parallel to the accessible parking spaces on the south side of the building allows access from the street level to the sidewalks leading to the public entrance.

Areas of Non-Compliance & Recommendations

0-001 Signs identifying accessible parking spaces in parking lot and along south side of building mounted too low. Signage at accessible parking spaces must be a minimum of 60 inches above the ground to the bottom of the sign. [ADA Sections 216.5, 502.6, and 703.7.2.1] (See Images 1 and 2).

(P5)

» Recommendation: Remount signs to required height.

Cost Estimate: \$60.00
(per sign)



Image 1



Image 2



Image 3



Image 4

- 0-002 No designated van accessible parking space identified. For every six (or fraction of six) accessible parking spaces required, at least one shall be designated as van parking with an 11'-0" space and 5'-0" access aisle (or 8'-0" space and 8'-0" access aisle). A sign identifying the space as large enough to park a van must be mounted 60 inches minimum above the ground surface measured to the bottom of the sign. [ADA Sections 208.2.4, 216.5, and 502.6] (See Images 1 and 2).

(P1)

» *Recommendations: Add a sign to the bottom of the sign in front of the spaces on the south side of the building identifying them as "van accessible."*

Cost Estimate: \$200.00

- 0-003 Cross slope of accessible parking space in parking lot greater than allowed by ADA Design Standards (3.0%). Parking spaces and access aisles serving them are not permitted to have slopes/cross slopes steeper than 1:48 (2%). [ADA Section 502.4] (See Image 3).

(P5)

» *Recommendations: Resurface parking space so that cross slope meets ADA requirements of 1:48.*

Cost Estimate: \$6.75
(per square foot)

- 0-004 Slope of ramp on north end of sidewalk leading from access aisle at parking space in parking lot to driveway greater than allowed (18.7%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12. [ADA Section 405.2] (See Image 4).

(P1)

» *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- 0-005 Transition between driveway and curb ramp at sidewalk leading to public entrance greater than allowed by ADA Design Standards. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303.3] (See Image 5 on page 4).

(P5)

» *Recommendations: Grind concrete at transition to create beveled lip at entrance to curb ramp.*

Cost Estimate: \$280.00

- 0-006 Flares on side of curb ramp at sidewalk leading to public entrance steeper than allowed by ADA Design Standards (48%). Where provided, curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 6 on page 4).

(P1)

» *Recommendations:
Remove flared edge.*

AND

Provide compliant flared edges or curb along ramp as edge protection.

Cost Estimate: \$2,400.00

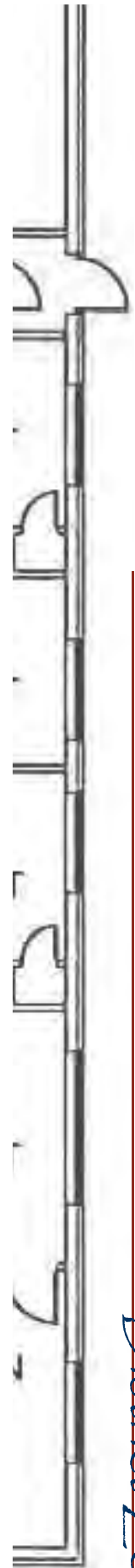




Image 5



Image 6



Image 7



Image 8

- 0-007 Slope of curb ramp and cross slope of sidewalk running parallel to the accessible parking spaces on the south side of the building greater than allowed by ADA Design Standards (11%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). Cross slope shall be no steeper than 1:48. [ADA Section 405] (See Image 7).

(P5)

» *Recommendations:*

Remove and replace curb ramp so that it meets ADA Design Standards.

Cost Estimate: \$1,500.00

AND

Repair or replace areas of sidewalk that are not at 1:48 cross slope (approx. 8 linear feet).

Cost Estimate: \$6.75
(per square foot)

- 0-008 Broken surface on curb ramp at sidewalk running parallel to the accessible parking spaces on the south side of the building hinders stable and firm accessible route. Disabled visitors may lose balance or be unable to maneuver mobility aids due to changes in elevation and uneven surfaces. [ADA Sections 206, 302, and 402] (See Image 7).

(P5)

» *Recommendation: Remove and replace curb ramp.*

Cost Estimate: \$1,500.00

- 0-009 No level landings at tops of curb ramps. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Images 7 and 8).

(P5)

» *Recommendation: Install level landings at top of curb ramp.*

Cost Estimate: \$800.00
(per landing)

- 0-010 Broken surface and holes on sidewalk leading to public entrance of building hinders stable and firm accessible route. Disabled visitors may lose balance or be unable to maneuver mobility aids due to changes in elevation and uneven surfaces. [ADA Sections 206, 302, and 402] (See Images 9 and 10).

(P5)

» *Recommendation: Patch and repair sidewalk.*

Cost Estimate: \$180.00

- 0-011 Cross slope of portions of accessible route to public entrance door greater than allowed by ADA Design Standards. The ADA has determined that a cross slope

(P5)

Building Number 00101

of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 11).

» *Recommendation: Remove and replace areas of sidewalks so that cross slopes are 1:48 or less (approximately 100 square feet).*

Cost Estimate: \$6.75
(per square foot)

- 0-012 Change in level greater than 1/2 inch at transition between sidewalk and landing at public entrance door. Changes in level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Image 12).

P5

» *Recommendation: Grind concrete to create beveled transition at entrance door landing.*

Cost Estimate: \$280.00

- 0-013 Inadequate maneuvering clearance at public entrance door due to change in level at transition between sidewalk and landing at door (58 inches). Maneuvering clearance of 60 inches perpendicular to the pull side of a door must be provided for a forward approach. [ADA Section 404.2.4.1] (See Image 13 on page 6).

P5

» *Recommendation: Raise sidewalk at transition to landing or increase perpendicular size of landing for adequate clearance space.*

Cost Estimate: \$600.00

Accessible Route

The accessible route of a building should allow people with disabilities the opportunity to navigate throughout without assistance. To be compliant with the 2010 ADA Standards for Accessible Design, the accessible route must be stable, firm, and slip resistant; link to the accessible building entrance or entrances served; coincide with or be located in the same area as general circulation paths; and connect each story or level of a building.

The accessible route for Building 00101 begins in the vestibule at the public entrance door to the facility. From here, the visitor enters the reception/lobby area. A corridor to the south of the reception area leads to a drinking fountain. Access beyond that point to the south is not permitted. A corridor to the north leads to restrooms and a conference room. Intersecting and connecting corridors continue the accessible route throughout the building to offices, training rooms, a second conference room, a vending machine area, and additional restrooms and drinking fountains. There is no public access to the basement level of this building.



Image 9



Image 10



Image 11



Image 12

Areas of Non-Compliance & Recommendations

- 0-014 Signage throughout accessible route non-compliant in mounting height and type. Signs that provide designations, labels, direction to or information about interior spaces, or names for interior rooms or spaces where the sign is not likely to change over time (such as signs for restrooms, room and floor numbers or letters, and room names) require Braille and tactile lettering to comply with ADA standards. Signs shall be located on the wall or on the latch side of the door 48 inches above the finished floor measured from the baseline of the lowest tactile character to 60 inches measured from the baseline of the highest tactile character. Braille shall be positioned below the corresponding text. [ADA Sections 216.2 and 703] (See Images 14 and 15).

(P5)

» *Recommendation: Provide signs that meet criteria with braille and tactile characters and install at height and location required.*

Cost Estimate: \$100.00
(per sign)

- 0-015 Some light switches throughout accessible route mounted above reach range (approx. 50 inches a.f.f. measured to center of operating buttons). [ADA Section 308]

(P5)

» *Recommendation: Lower light switches so that highest centerline is no more than 48 inches above finished floor.*

Cost Estimate: \$193.00
(per switch)

- 0-016 Access to sign-in book on top of service counter at reception area 105 above allowed reach range. Where a clear floor space requires a reach over an obstruction, the height of the obstruction shall be 34 inches maximum. The height of the counter on which sign-in book is placed is 45 inches a.f.f. [ADA Section 308] (See Image 16).

(P2)

» *Recommendation: Place sign-in book on lower counter top.*

Cost Estimate: Nominal

- 0-017 Access to electrical outlet in lobby area at reception area 105 blocked by placement of chair. A minimum of 30 inches by 48 inches of clear floor space is required in front of all elements for a forward or parallel approach. [ADA Section 305.3] (See Image 17).

(P2)

» *Recommendation: Relocate chair to allow clear floor space in front of outlet.*

Cost Estimate: Nominal



Image 13



Image 14



Image 15



Image 16

Building Number 00101

- 0-018 Electrical outlet near storage closet 140 mounted above reach range (49-1/4 inches a.f.f.). Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finished floor. [ADA Section 308.3.1] (See Image 18). ⚓

(P5)

» *Recommendation: Lower outlet so that highest operable part is no more than 48 inches above the finished floor.*

Cost Estimate: \$193.00

- 0-019 Fire extinguisher in between restrooms 109 and 111 mounted above reach range (57 inches inches to release) and creates protrusion (4-1/2 inches from wall). Objects with leading edges more than 27 inches and not more than 80 inches above the finished floor shall not protrude more than 4 inches horizontally within the clear floor space. When a cane is used and the element is not in the detectable range, insufficient time is available for the person to detect the element with the cane before there is body contact. [ADA Section 307.2] (See Image 19).

(P2)

» *Recommendation: Lower fire extinguisher so that bottom edge is 27 inches or less a.f.f and access to release is between 15 inches and 48 inches a.f.f.*

Cost Estimate: \$600.00

- 0-020 Handles to fire extinguisher and hose cabinets throughout accessible route non-accessible and mounted above reach range (60+ inches a.f.f. to handle). Handles, pulls, latches, locks, and other operable parts shall be mounted within reach range, operable with one hand and not require tight grasping, pinching, or twisting of the wrist. [ADA Sections 308 and 309.4] (See Image 20 and Image 21 on page 8).

(P5)

» *Recommendation: Remove fire extinguishers from hose cabinets and mount so that bottom edges are no higher than 27 inches a.f.f. (to prevent creating protruding objects).*

Cost Estimate: \$193.00
(per extinguisher)



Image 17



Image 18

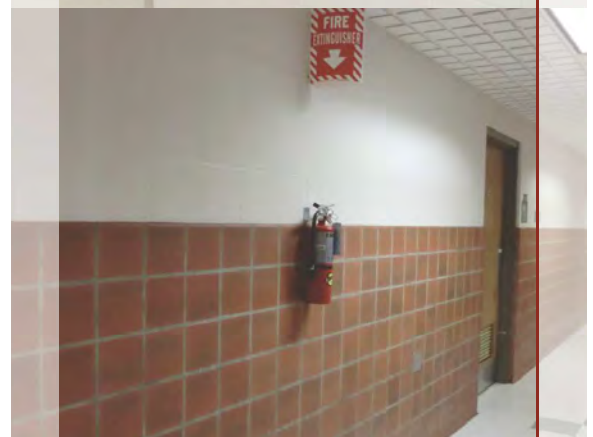


Image 19



Image 20



Image 21

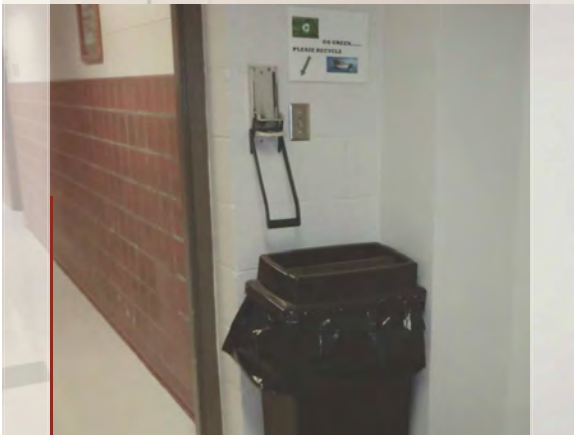


Image 22

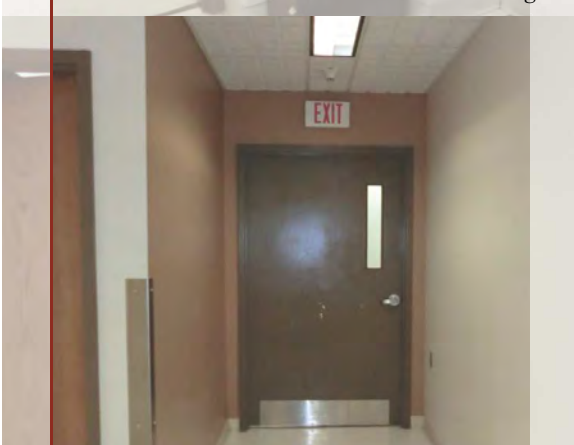


Image 23



Image 24

- 0-021 Access to aluminum can crusher near storage closet 140 above allowed reach range (50 inches to bottom of element). Where a clear floor space requires an obstructed reach to an object, the high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. [ADA Section 308.3.2] (See Image 22). ⚓

(P5)

» *Recommendation: Lower can crusher so that reach to highest operable part is no greater than 48 inches a.f.f.*

Cost Estimate: \$60.00

- 0-022 Fire door leading to exit corridor on west side of building and west exit door (near storage 161) have non-compliant closing speeds. Doors with closers must allow sufficient time for disabled users to safely enter and exit. [ADA Sections 404.2.8.1] (See Images 23 and 24).

(P5)

» *Recommendation: Adjust door closers.*

Cost Estimate: \$60.00
(per door)

- 0-023 Glazed panels in fire door leading to exit corridor on west side of building and in west exit door (near storage 161) located too high in door (50 inches a.f.f.). Doors containing glazing panels that permit viewing must be located in the door so that the bottom of the glazed panel is no more than 43 inches above the finished floor. [ADA Section 404.2.11] (See Images 23 and 24). ⚓

(P5)

» *Recommendations:*

Replace doors with ones having glazed panels inserted at compliant height or no glazed panels at all.

Cost: \$1,525.00
(per door)

OR

Frost glass so that viewing is not permitted.

Cost: Nominal

- 0-024 Inadequate maneuvering clearance at fire door leading to exit corridor on west side of building (6-1/2 inches). Maneuvering clearance of 18 inches parallel to the pull side of a door must be provided for a forward approach. [ADA Section 404.2.4.3] (See Image 25).

(P2)

» *Recommendations: If allowed by life safety code, reduce size of door opening, relocate door to provide adequate clearance space, and infill.*

Cost Estimate: \$2,800.00

- 0-025 East exit vestibule (near office space 131) too small. (Vestibule provides emergency egress). The distance between two hinged doors in series shall be 48 inches

(P2)

Building Number 00101

minimum plus the width of doors or gates swinging into the space. The distance between the two doors in the current vestibule is 24 inches plus the width of the interior vestibule door. [ADA Section 404.2.6] (See Image 26).

» *Recommendation: Enlarge vestibule.*

Cost Estimate: \$3,200.00

- 0-026 Closing speed and opening force of doors in east exit vestibule (near office space 131) greater than allowed by ADA Design Standards. Doors with closers must allow sufficient time for disabled users to safely enter and exit and require no more than 5 # force to push or pull open. (Fire doors are not required to meet ADA opening force guidelines but may be regulated by a local administrative authority). [ADA Section 404.2.9] (See Image 27).

(P5)

» *Recommendation: Adjust door closers.*

Cost Estimate: \$60.00
(per door)

- 0-027 Glazed panels in doors in east exit vestibule (near office space 131) located too high in door (44 inches and 47 inches a.f.f.). Doors containing glazing panels that permit viewing must be located in the door so that the bottom of the glazed panel is no more than 43 inches above the finished floor. [ADA Section 404.2.11] (See Image 27).

(P5)



» *Recommendations:*

Replace doors with ones having glazed panels inserted at compliant height or no glazed panels at all.

Cost: \$1,525.00
(per door)

OR

Frost glass so that viewing is not permitted.

Cost: Nominal

- 0-028 Inadequate maneuvering clearance at interior door in east exit vestibule (near office space 131). Maneuvering clearance of 18 inches parallel and 60 inches perpendicular to the door must be provided for a forward approach on pull side. [ADA Section 404.2.4] (See Image 28).

(P2)

» *Recommendations:*

Enlarge vestibule.

Cost Estimate: \$3,200.00

AND

Remove and relocate door and sidelight to provide parallel clearance.

Cost Estimate: \$2,800.00

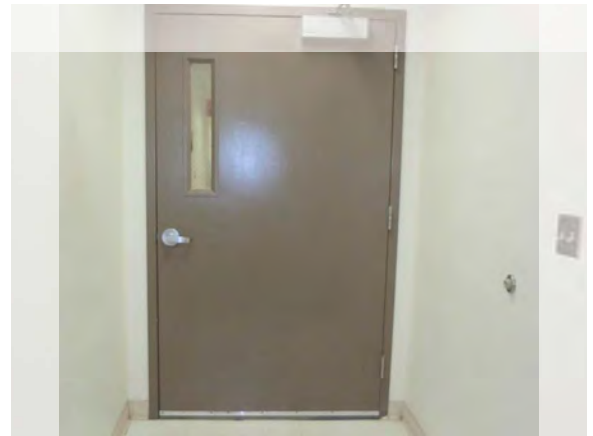


Image 25

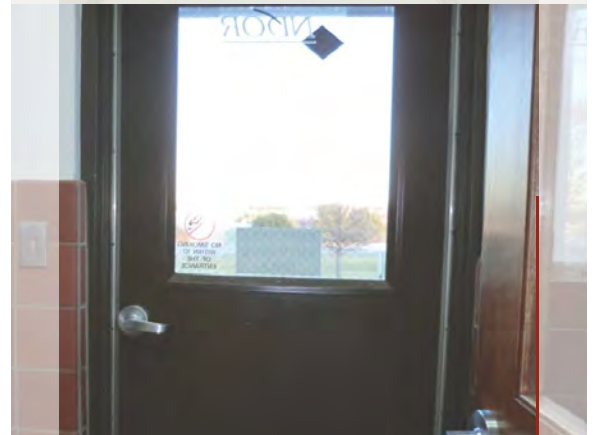


Image 26



Image 27



Image 28



Image 29

- 0-029 Mounting height of red exit button in east exit vestibule (near office space 131) above allowed reach range (50 inches a.f.f. measured to centerline of button). Controls must be mounted between 15 inches and 48 inches above the finished floor [ADA Section 308] (See Image 29). ⚓
- » *Recommendation: Lower exit button so that highest operating mechanism is no more than 48 inches above finished floor.*

Cost Estimate: \$193.00



Image 30

- 0-030 Thermostat control mechanism in east exit vestibule (near office space 131) above allowed reach range (53 inches a.f.f.). Controls are measured to highest operating mechanism. [ADA Sections 308] (See Image 30). ⚓
- » *Recommendation: Lower thermostat so that highest operating mechanism is no more than 48 inches above finished floor.*

Cost Estimate: \$193.00



Image 31

- 0-031 Access to literature display in reception area 123 below allowed reach range (4 inches to bottom shelf). Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 31).
- » *Recommendations: Relocate telephone directories so that no reach to bottom shelf is necessary.*

Cost: Nominal

- 0-032 South exit vestibule (near reception area 123) too small. The distance between two hinged doors in series shall be 48 inches minimum plus the width of doors swinging into the space. The distance between the two doors in the current vestibule is 20-3/4 inches plus the width of the interior vestibule door. [ADA Section 404.2.6] (See Image 32).

» *Recommendation: Enlarge vestibule.*

Cost Estimate: \$6,500.00

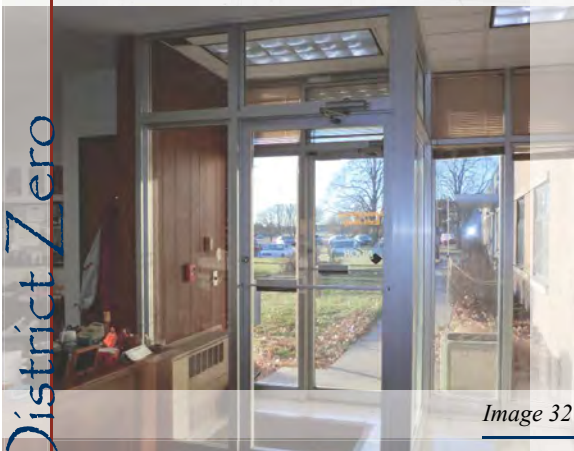


Image 32

- 0-033 Closing speed and opening force of doors in south exit vestibule (near reception area 123) greater than allowed by ADA Design Standards. Doors with closers must allow sufficient time for disabled users to safely enter and exit and require no more than 5 # force to push or pull open. (Fire doors are not required to meet ADA opening force guidelines but may be regulated by a local administrative authority). [ADA Sections 404.2.8 and 404.2.9] (See Image 32).
- » *Recommendation: Adjust door closers.*

Cost Estimate: \$60.00/door

Building Number 00101

- 0-034 Inadequate maneuvering clearance at interior door in south exit vestibule (near reception area 123). Maneuvering clearance 60 inches perpendicular to the door must be provided for a forward approach on pull side. [ADA Section 404.2.4] (See Image 32).

(P2)

» *Recommendations: Lengthen vestibule.*

Cost Estimate: \$6,500.00

- 0-035 Thermostat control mechanism in south exit vestibule (near reception area 123) above allowed reach range (52-3/4 inches a.f.f.). Controls are measured to highest operating mechanism. [ADA Sections 308] (See Image 33).

(P5)

» *Recommendation: Lower thermostat so that highest operating mechanism is no more than 48 inches above finished floor.*

Cost Estimate: \$193.00

Access to Programs and Services

Programs and services provided in an accessible space usable by the public must not be restricted to use by people with disabilities. To be compliant with the 2010 ADA Standards, rooms and spaces that offer programs and services must be along an accessible route and accommodate the independent use of, attendance at, and/or participation in public offerings and activities.

Programs and services provided at Building 00101 include assistance at the reception desk and in the permits office and Nebraska Office of Highway Safety, meetings in conference rooms, training in the training rooms, and the use of drinking fountains, vending machines, and restrooms.

Areas of Non-Compliance & Recommendations

Conference Room 110C

- 0-036 Room identification sign does not meet ADA Design Standards. Signs that provide designations, labels, direction to or information about interior spaces, or names for interior rooms or spaces where the sign is not likely to change over time (such as signs for restrooms, room and floor numbers or letters, and room names) require Braille and tactile lettering to comply with ADA standards. Signs shall be located on the wall or on the latch side of the door 48 inches above the finished floor measured from the baseline of the lowest tactile character to 60 inches measured from the baseline of the highest tactile character. Braille shall be positioned below the corresponding text. [ADA Sections 216.2 and 703] (See Image 34).

(P5)

» *Recommendation: Provide sign that meets criteria for braille and tactile characters and install at height and location required.*

Cost Estimate: \$100.00

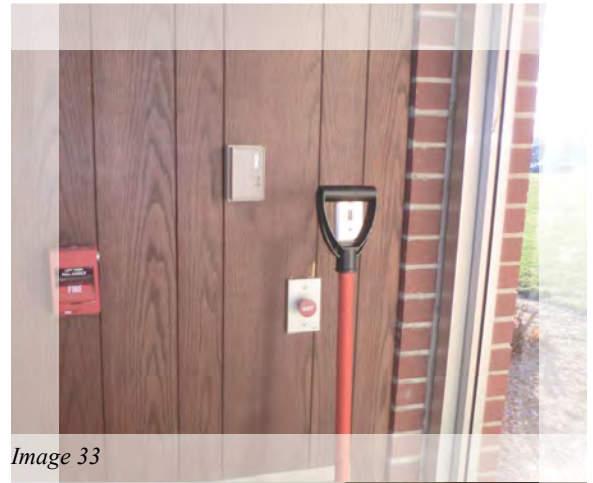


Image 33



Image 34



Image 35

- 0-037 Glazed panel located too high in door (50 inches a.f.f.). Doors containing glazing panels that permit viewing must be located in the door so that the bottom of the glazed panel is no more than 43 inches above the finished floor. [ADA Section 404.2.11] (See Image 35). ⚓

(P5)

» *Recommendations:*

Replace door with one having glazed panel inserted at compliant height or no glazed panel at all.

Cost: \$1,525.00

OR

Frost glass so that viewing is not permitted.

Cost: Nominal



Image 36

- 0-038 Inadequate maneuvering clearance at entrance door due to placement of bookshelf (3 inches). Maneuvering clearance of 18 inches parallel to the pull side of a door must be provided for a forward approach. [ADA Section 404.2.4] (See Image 36).

(P2)

» *Recommendation: Relocate book shelf.*

Cost Estimate: Nominal

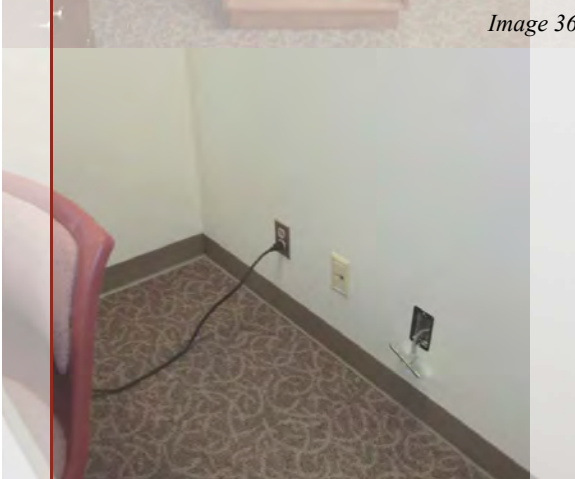


Image 37

- 0-039 Access to light switches obstructed by placement of bookshelf. Where a clear floor space requires an obstructed parallel approach to an element, the height of the obstruction shall be 34 inches maximum, and the high side reach shall be 46 inches maximum for a reach depth of 24 inches. Height of bookshelf is 45-1/4 inches and reach is 47-3/4 inches to centerline of light switch. [ADA Section 308] (See Image 36).

(P2)

» *Recommendation: Relocate bookshelf.*

Cost Estimate: Nominal

- 0-040 Various electrical outlets mounted below allowed reach range (12-3/4 inches a.f.f. to top outlet). Electrical receptacles on walls shall be mounted no less than 15 inches above the floor. [ADA Section 308] (See Images 36 and 37).

(P5)

» *Recommendation: Raise outlets so that maximum low side reach is no less than 15 inches above finished floor.*

Cost Estimate: \$193.00
(per outlet)



Image 38

- 0-041 Access to coat rack above allowed reach range (58-3/4 inches a.f.f. to rod/61-1/4 inches to shelf). Where coat storage is provided, restriction to use by people with disabilities is prohibited. [ADA Sections 225.2 and 811] (See Image 38.)

(P4)

Building Number 00101

- » *Recommendations:*
Replace coat rack with one meeting ADA reach range requirements.

Cost Estimate: Nominal
(cost of coat rack)

OR

- Remove coat rack.*

Cost Estimate: Nominal

- 0-042 Access to coat rack blocked by placement of cabinet. A clear floor space of 30 inches by 48 inches is required in front of an element for either a parallel or front approach. [ADA Section 305.3] (See Image 38).

(P2)

- » *Recommendation: Relocate cabinet to allow clear floor space at coat rack.*

Cost Estimate: Nominal

- 0-043 Telephone in conference room mounted above allowed reach range. Reach measured 59-1/8 inches above finished floor to the centerline of the top row of keypad. [ADA Section 308] (See Image 39).

(P4)

- » *Recommendation: Lower telephone so that maximum reach is no more than 48 inches above finished floor.*

Cost Estimate: \$193.00

- 0-044 Clear floor space of wall mounted telephone restricted due to placement of bookshelf and coat rack. A minimum of 30 inches by 48 inches of clear floor space is required and shall not be obstructed. [ADA Section 704.2.1] (See Images 38 and 39).

(P4)

- » *Recommendation: Relocate bookshelf and coat rack.*

Cost Estimate: Nominal

Conference Room 162

- 0-045 Braille on room identification sign placed in wrong location. Braille shall be positioned below the corresponding text. [ADA Section 703.3.2] (See Image 40).

(P5)

- » *Recommendation: Replace sign with one that has compliant positioning of braille tactile characters.*

Cost Estimate: \$100.00

- 0-046 Inadequate maneuvering clearance at entrance door due to placement of table (41-1/2 inches). Maneuvering clearance of 60 inches perpendicular to the pull side of a door must be provided for a forward approach. [ADA Section 404.2.4] (See Images 41 and 42).

(P2)

- » *Recommendations: Reposition table.*

Cost Estimate: Nominal



Image 39



Image 40

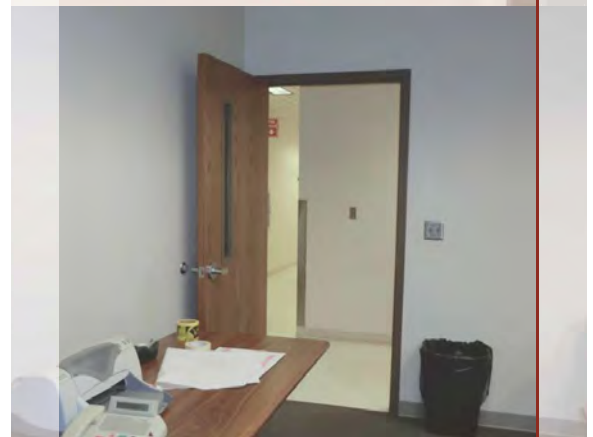


Image 41



Image 42

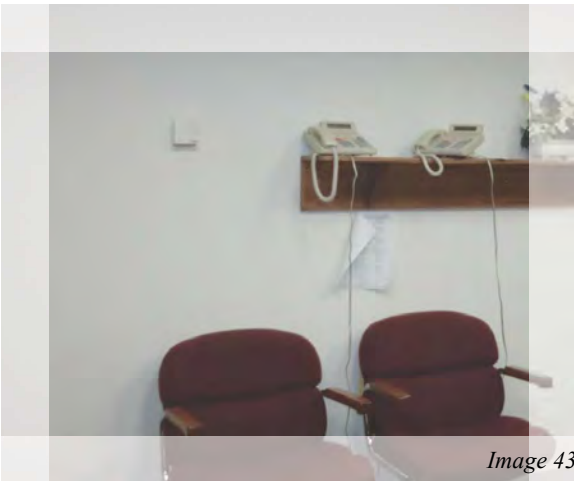


Image 43

- 0-047 Thermostat control mechanism above allowed reach range and blocked by chair (59-1/2 inches a.f.f.). Controls are measured to highest operating mechanism. A clear floor space of 30 inches by 48 inches is required in front of all elements. [ADA Sections 308] (See Image 43).

(P5)

» *Recommendations:*

Lower thermostat so that highest operating mechanism is no more than 48 inches above finished floor.

Cost Estimate: \$193.00

AND

Relocate chair:

Cost Estimate: Nominal



Image 44

- 0-048 Wall shelves mounted above reach range and create protrusions. Shelves shall be located within the reach range of 15 inches to 48 inches above the finished floor. Objects with leading edges more than 27 inches and not more than 80 inches above the finished floor shall not protrude more than 4 inches horizontally within the clear floor space. When a cane is used and the element is not in the detectable range, insufficient time is available for the person to detect the element with the cane before there is body contact. [ADA Sections 225.2 and 307.2] (See Images 43 and 44).

(P2)

» *Recommendation:*

Lower shelves so that reach is between 15 inches and 48 inches above the finished floor

Cost Estimate: \$60.00
(per shelf)

AND

If shelves are mounted above 27 inches a.f.f., provide barrier(s) below full length of shelves to act as detectable object(s).

Cost Estimate: Contingent



Image 45

- 0-049 Access to AV equipment above allowed reach range (56-1/8 inches to top of shelving unit) and creates protrusion. Shelves shall be located within the reach range of 15 inches to 48 inches above the finished floor. Objects with leading edges more than 27 inches and not more than 80 inches above the finished floor shall not protrude more than 4 inches horizontally within the clear floor space. When a cane is used and the element is not in the detectable range, insufficient time is available for the person to detect the element with the cane before there is body contact. [ADA Section 225.2 and 308] (See Image 44).

(P2)

» *Recommendation: Lower so that bottom of unit is no higher than 27 inches a.f.f.*

Cost Estimate: \$60.00

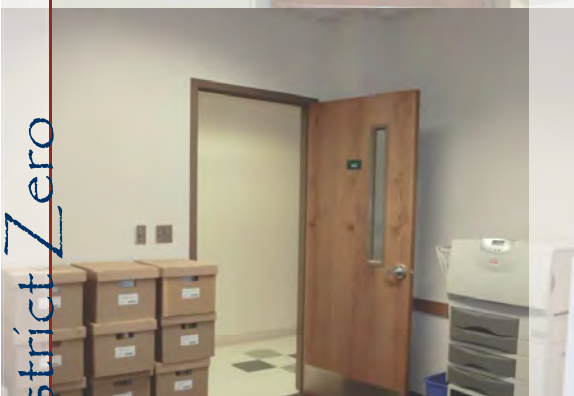


Image 46

Building Number 00101

Nebraska Office of Highway Safety Room 153

0-050 Office space currently non-accessible due to the following conditions (in addition to cubicle-specific non-compliance issues not included in this list).

(P2)

- Room number placed on door rather than wall on latch side of door. [ADA Section 703.4.2] (See Images 45 and 46).
- Inadequate maneuvering clearances at both entrance doors due to placement of furniture and stored items. [ADA Section 404.2.4.2] (See Images 45 and 46).
- Restricted access to aisle between cubicles due to placement of furniture (28 inches). [ADA Sections 402 and 403] (See Image 47).
- Restricted access into cubicles due to placement of cubicle walls and furniture. [ADA Section 404.2.3] (See Image 48).

» *Recommendations:*

Relocate furniture and stored items currently within maneuvering clearances of doors.

Cost Estimate: Nominal

AND

Rearrange and/or replace existing furniture to provide adequate access to spaces.

Cost Estimate: Contingent

OR

Exclude public access in individual cubicles.

AND

Provide alternate space for interactions with public.

Cost Estimate: Contingent

Nebraska Office of Highway Safety Room 158

0-051 Room identification sign mounted above allowed height with braille in wrong location (60-1/8 inches to baseline of room number). Tactile characters on signs shall be located between 48 inches and 60 inches above the finished floor measured from the baseline of the tactile characters. Braille shall be positioned below the corresponding text. [ADA Sections 216 and 703] (See Image 49).

(P5)

» *Recommendations:*

Replace sign with one that has compliant positioning of braille tactile characters.

Cost Estimate: \$100.00

AND

Mount sign to height specified by ADA guidelines.

Cost Estimate: \$60.00

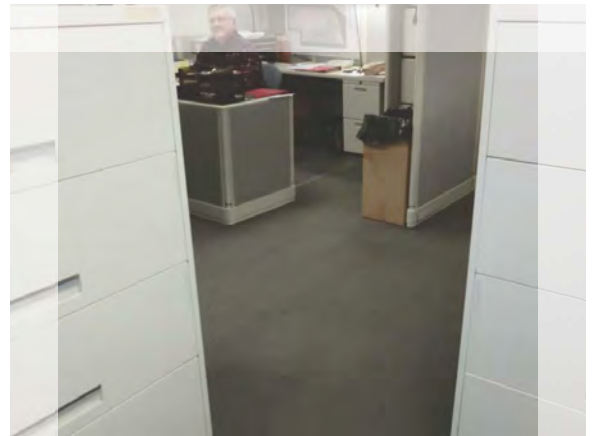


Image 47



Image 48

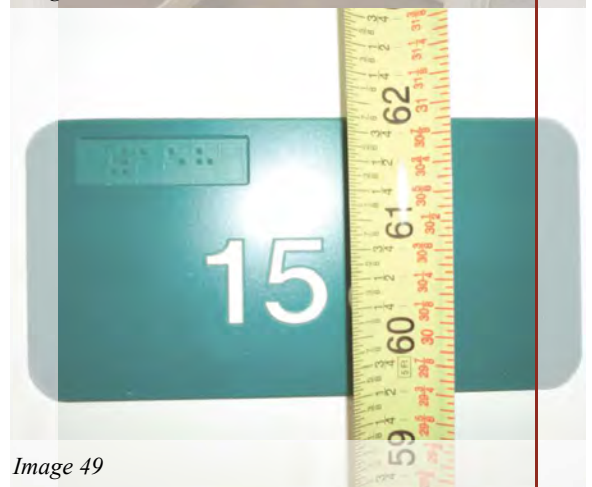


Image 49



Image 50



Image 51

- 0-052 Service counter in reception area above allowed height (42-1/4 inches a.f.f.). A portion of any service counter must be accessible to someone in a seated position for either a forward or side approach. [ADA Section 904.4.1] (See Image 50 on page 15).

(P2)

» *Recommendation: Provide a minimum 36 inch long portion of the service desk at 36 inches or lower above finished floor.*

Cost Estimate: \$411.00
(per 36 inch portion)

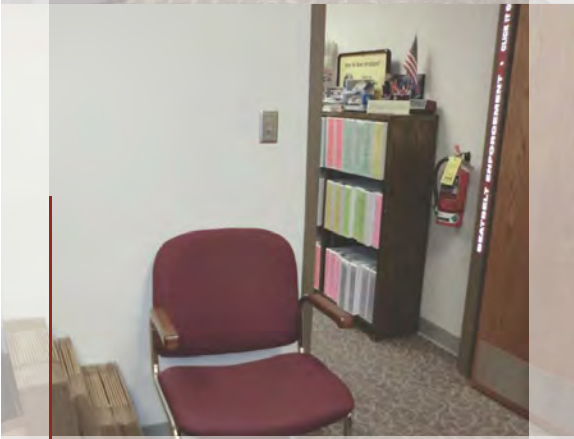


Image 52

- 0-053 Restricted access to conference table and Manager's office due to placement of office furniture (22-1/4 inches). The clear width of an accessible route shall be 36 inches minimum. The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum. [ADA Section 403.5.1] (See Image 51).

(P2)

» *Recommendation: Relocate filing cabinets closer to west wall.*

Cost Estimate: Nominal



Image 53

- 0-054 Inadequate maneuvering clearance at entrance door to manager's office due to placement of chair (6 inches). Maneuvering clearance of 18 inches parallel to the pull side of a door must be provided for a forward approach. [ADA Section 404.2.4.3] (See Image 52).

(P2)

» *Recommendation: Relocate chair.*

Cost Estimate: Nominal

- 0-055 Inadequate maneuvering clearance on push side of manager's office door due to placement of bookshelf (20-1/2 inches to bookcase). Maneuvering clearance of 48 inches perpendicular to the door must be provided for a forward approach. [ADA Section 404.2.4.3] (See Image 53).

(P2)

» *Recommendation: Relocate bookshelf.*

Cost Estimate: Nominal



Image 54

- 0-056 Access to light switch in manager's office blocked by bookshelf. A 30 inch by 48 inch clear floor space is required at all elements for a forward or parallel approach. [ADA Section 305.3] (See Image 54).

(P2)

» *Recommendation: Relocate bookshelf.*

Cost Estimate: Nominal

Building Number 00101

Training Room 151

- 0-057 Room identification sign at south door mounted above allowed height (66 inches to baseline of word “Training”). Tactile characters on signs shall be located 48 inches minimum above the finished floor measured from the baseline of the lowest tactile character and 60 inches maximum above the finished floor measured from the baseline of the highest tactile character. [ADA Sections 216 and 703] (See Image 55).

(P5)

» *Recommendation: Lower signs to height specified by ADA standards.*

Cost Estimate: \$60.00

- 0-058 Room numbers mounted on doors above allowed height. When space allows, signs are to be located alongside the door at the latch side between 48 and 60 inches a.f.f. measured to the baseline of the tactile characters. [ADA Section 703.4.2] (See Image 56).

(P5)

» *Recommendation: Relocate signs to wall alongside door at heights meeting ADA requirements.*

Cost Estimate: \$60.00
(per sign)

- 0-059 Access to audio/visual equipment on shelves above allowed reach range. Shelves shall be located 15 inches minimum and 48 inches maximum above the finished floor. [ADA Section 308] (See Image 57).

(P4)

» *Recommendation: Lower shelves so that reach to top is not greater than 48 inches above the finished floor.*

Cost Estimate: \$60.00

- 0-060 Inadequate knee clearance below computer desk when keyboard tray extended (25-1/2 inches a.f.f. to underside of tray). Knee clearance shall be a minimum of 27 inches above the finished floor. [ADA Section 306.3.3] (See Image 58).

(P5)

» *Recommendation: Remove or raise keyboard tray at one computer table to provide adequate knee clearance.*

Cost Estimate: \$60.00

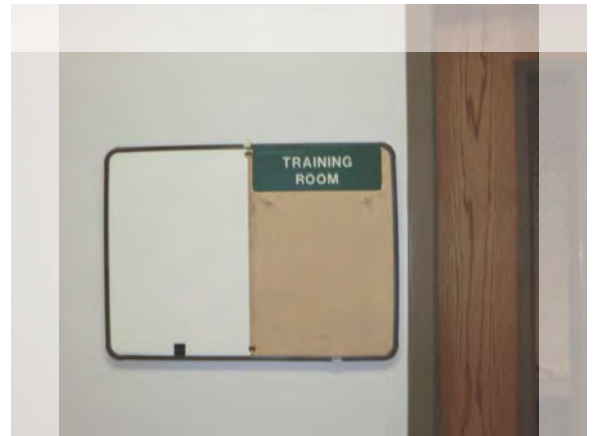


Image 55



Image 56



Image 57



Image 58

Training Room 152

- 0-061 Room identification sign mounted on south door above allowed height (65-3/4 inches to baseline of word "Training"). Tactile characters on signs shall be located 48 inches minimum above the finished floor, measured from the baseline of the lowest tactile character and 60 inches maximum above the finished floor measured from the baseline of the highest tactile character. [ADA Sections 216 and 703] (See Image 59).

» *Recommendation: Lower sign to height specified by ADA standards.*

Cost Estimate: \$60.00

- 0-062 Room numbers mounted on doors above allowed height. When space allows, signs are to be located alongside the door at the latch side between 48 and 60 inches a.f.f. measured to the baseline of the tactile characters. [ADA Section 703.4.2] (See Image 60).

» *Recommendation: Relocate signs to wall alongside door at heights meeting ADA requirements.*

Cost Estimate: \$60.00
(per sign)

- 0-063 Access to wall mounted storage receptacle above allowed reach range (59-3/4 inches to outlet). Where a clear floor space allows an unobstructed reach to an object, the high reach shall be 48 inches maximum, and the low reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 61).

» *Recommendations:*

Lower storage receptacle so that highest reach to outlet is no greater than 48 inches a.f.f.

Cost Estimate: \$60.00

OR

Remove receptacle.

Cost Estimate: Nominal

Motor Carrier Permit Office Room 133

- 0-064 Room identification sign does not meet ADA Design standards. Signs that provide designations, labels, direction to or information about interior spaces, or names for interior rooms or spaces where the sign is not likely to change over time (such as signs for restrooms, room and floor numbers or letters, and room names) require Braille and tactile lettering to comply with ADA standards. Signs shall be located on the wall or on the latch side of the door 48 inches above the finished floor measured from the baseline of the lowest tactile character to 60 inches measured from the baseline of the highest tactile character.



Image 59



Image 60

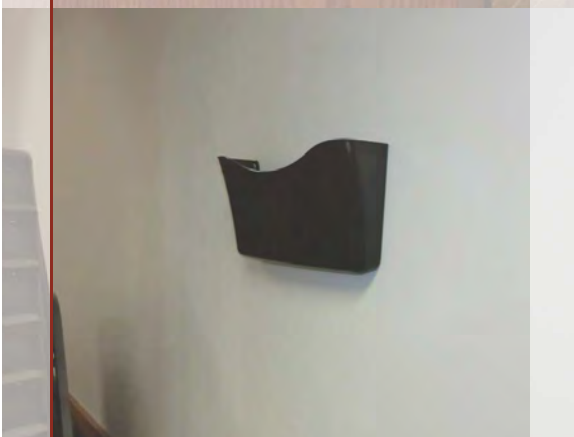


Image 61



Image 62

Building Number 00101

Braille shall be positioned below the corresponding text. [ADA Sections 216.2 and 703] (See Image 62).

» *Recommendation: Provide sign that meets criteria with braille and tactile characters and install at height and location required.*

Cost Estimate: \$100.00

- 0-065 Service counter at reception cubicle above allowed height (42-1/2 inches a.f.f.). A portion of any service counter must be accessible to someone in a seated position for either a forward or side approach. [ADA Section 904.4.1] (See Image 63).

P2

» *Recommendation: Provide a minimum 36 inch long portion of the service desk at 36 inches or lower above finished floor.*

Cost Estimate: \$411.00
(per 36 inch portion)

- 0-066 No circular or t-shaped turn space available due to placement of table along wall. A turning space of 60 inches diameter minimum with knee and toe clearance or a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum shall be provided for 180° wheelchair maneuvering. [ADA Sections 304.3.1 and 304.3.2] (See Image 64).

P2

» *Recommendation: Remove or relocate table.*

Cost Estimate: Nominal

- 0-067 Access to coat rack above allowed reach range (64 inches a.f.f. lowest hook). Where coat storage is provided, restriction to use by people with disabilities is prohibited. [ADA Sections 225.2 and 811] (See Image 65).

P4

» *Recommendations:*

Replace coat rack with one offering hooks no higher than 48 inches a.f.f.

Cost Estimate: Nominal
(cost of coat rack)

OR

Remove coat rack.

Cost Estimate: Nominal

- 0-068 Glazed panel in door to Room 133A located too high in door (48-3/8 inches a.f.f.). Doors containing glazing panels that permit viewing must be located in the door so that the bottom of the glazed panel is no more than 43 inches above the finished floor. [ADA Section 404.2.11] (See Image 66). ⚓

P5

» *Recommendations:*

Replace door with one having glazed panel inserted at compliant height or no glazed panel at all.

Cost: \$1,525.00



Image 63



Image 64

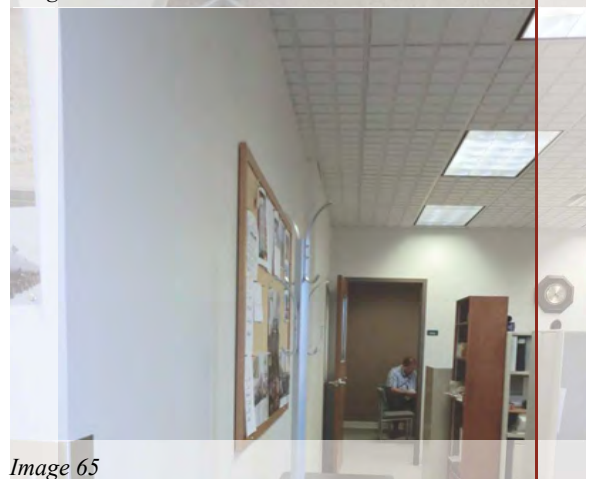


Image 65

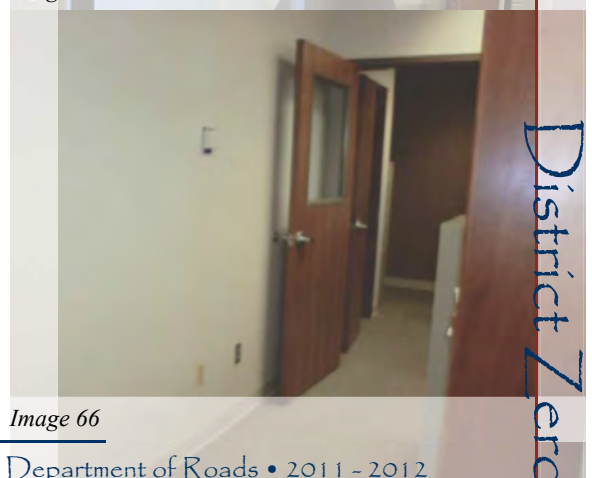


Image 66

OR

Frost glass so that viewing is not permitted.

Cost: Nominal

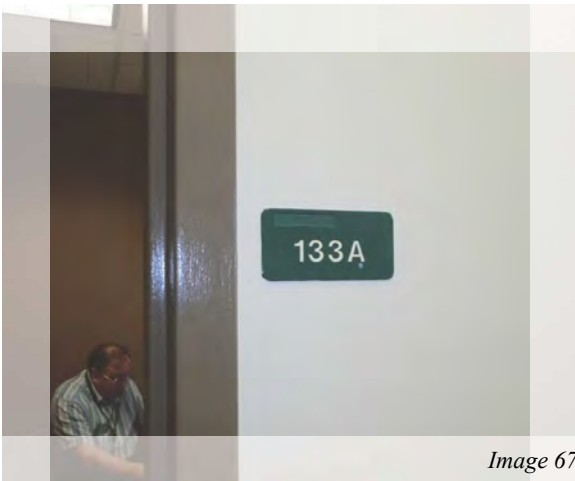


Image 67

- 0-069 Room identification sign for 133A mounted above allowed height with braille in wrong location (61-1/2 inches to baseline of room number). Tactile characters on signs shall be located between 48 inches and 60 inches above the finished floor measured from the baseline of the tactile characters. Braille shall be positioned below the corresponding text. [ADA Sections 216 and 703] (See Image 67).

(P5)

» *Recommendation:*

Replace sign with one that has compliant positioning of braille tactile characters.

Cost Estimate: \$100.00

AND

Mount sign to height specified by ADA standards.

Cost Estimate: \$60.00



Image 68

Drinking Fountains

- 0-070 Inadequate number of wheelchair accessible drinking fountains available. When drinking fountains are available for use, they must meet ADA compliance guidelines for number, approach, operating mechanism, clear floor space and knee/toe clearance, spout height and location, and water flow. No fewer than 2 fountains shall be provided (one for seated access; one for standing access). Fifty percent of the total number of drinking fountains provided shall be wheelchair accessible. [ADA Sections 211 and 602] (See Images 68 - 69).

(P4)

» *Recommendations:*

Replace existing drinking fountains with single unit hi/low drinking fountains.

Cost Estimate: \$3,080.00
(per unit)

OR

Add wheelchair accessible drinking fountains along accessible route to equal 50% of total number of drinking fountains provided. (Ensure that fountain does not create protrusion or reduce accessible route).

Cost Estimate: \$3,080.00
(per unit)



Image 69



Image 70

- 0-071 Clear floor space at drinking fountain in vending area not centered on unit. Units shall have a clear floor space of 30 inches by 48 inches positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. [ADA Section 602.2] (See Image 70).

(P5)



Building Number 00101

- » *Recommendations: Move Pepsi-cola vending machine closer to snack vending machine to provide required clear floor space at drinking fountain.*

Cost Estimate: Nominal

Vending Machines

- 0-072 Highest operable part of Coca-cola vending machine above allowed reach range (48-1/2 inches a.f.f. to bill changer). Where provided, at least one vending machine of each type shall comply with ADA guidelines. [ADA Sections 228.1 and 309] (See Image 71). ⚓

- » *Recommendation:*
Replace vending machine with one meeting ADA reach range.

Cost: Contact Vendor

OR

Remove vending machine from public access area.

Cost: Nominal

- 0-073 Highest operable part of coffee vending machine above allowed reach range (53-1/4 inches a.f.f. to top row of keypad). Where provided, at least one vending machine of each type shall comply with ADA standards. [ADA Sections 228.1 and 309] (See Image 72). ⚓

- » *Recommendation:*
Replace vending machine with one meeting ADA reach range.

Cost: Contact Vendor

OR

Remove vending machine from public access area.

Cost: Nominal

- 0-074 Highest operable part of snack vending machine above allowed reach range (54-3/8 inches a.f.f. to top row of keypad). Where provided, at least one vending machine of each type shall comply with ADA standards. [ADA Sections 228.1 and 309] (See Image 73).

- » *Recommendation:*
Replace vending machine with one meeting ADA reach range.

Cost: Contact Vendor

OR

Remove vending machine from public access area.

Cost: Nominal

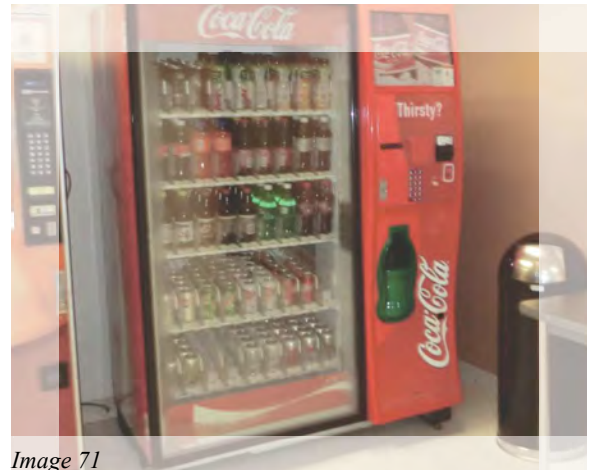


Image 71

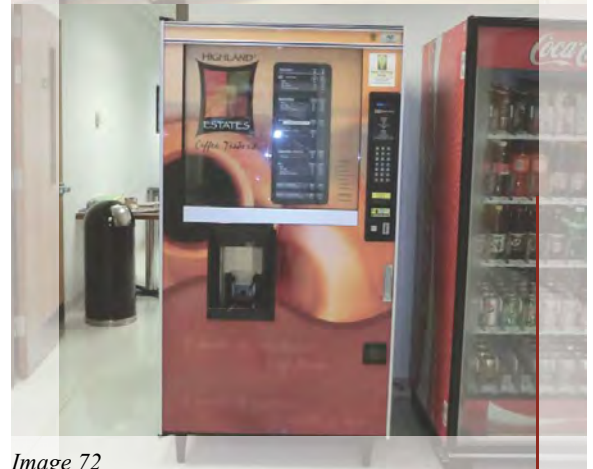


Image 72




Image 73



Image 74



Image 75

- 0-075 Highest operable part of Pepsi-cola vending machine above allowed reach range (53-1/4 inches a.f.f. to bill changer). Where provided, at least one vending machine of each type shall comply with ADA standards. [ADA Sections 228.1 and 309] (See Image 74 on page 21). 

(P5)

» *Recommendation:*

Replace vending machine with one meeting ADA reach range.

Cost: Contact Vendor

OR

Remove vending machine from public access area.


Cost: Nominal

Access to Restrooms

Where toilet facilities are provided, they must be along an accessible route and connected to an accessible entrance. Visitors to Building 00101 have access to multi-user men's and women's restrooms.

Areas of Non-Compliance & Recommendations

Men's Restroom 109

- 0-076 Braille on restroom identification sign placed in wrong location. Braille shall be positioned below the corresponding text. [ADA Section 703.3.2] (See Image 75). 

(P5)

» *Recommendation: Replace sign with one that has compliant positioning of braille tactile characters.*

Cost Estimate: \$100.00

- 0-077 Room number mounted on door above allowed height. When space allows, signs are to be located alongside the door at the latch side between 48 and 60 inches a.f.f. measured to the baseline of the tactile characters. [ADA Section 703.4.2] (See Image 75).

(P3)

» *Recommendation: Relocate sign to wall alongside door at height meeting ADA requirements.*

Cost Estimate: \$60.00

- 0-078 No signage directing users to accessible restroom. Where existing toilet rooms do not comply with ADA Design Standards, directional signs indicating the location of the nearest accessible toilet room within the facility shall be provided. [ADA Section 216.8] (See Image 75).

(P3)

» *Recommendation: Install sign providing direction to accessible toilet room.*

Cost Estimate: \$100.00



Image 76



Image 77

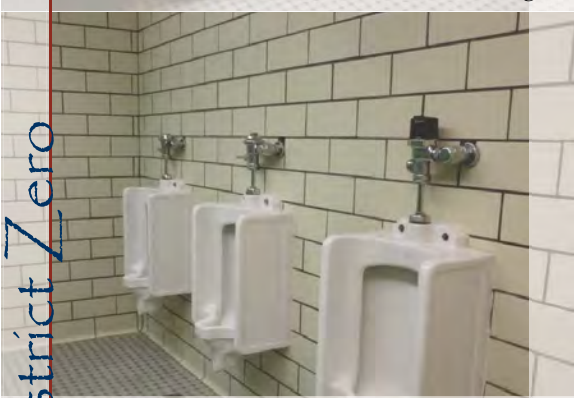
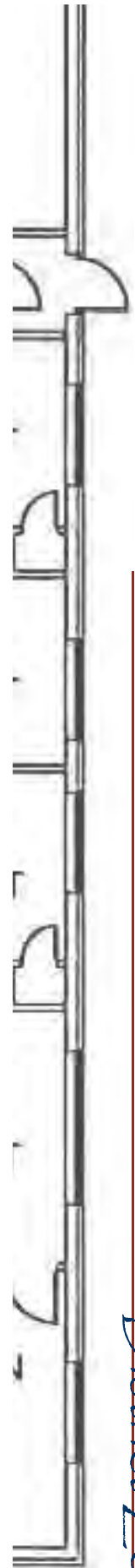


Image 78



- 0-079 Closing speed and opening force of restroom entrance door greater than allowed by ADA Design Standards. Doors with closers must allow sufficient time for disabled users to safely enter and exit and require no more than 5 # force to push or pull open. [ADA Sections 404.2.8 .1 and 404.2.9]

P5

» *Recommendation: Adjust door closer.*

Cost Estimate: \$60.00

- 0-080 Inadequate maneuverability clearance space available on pull side of entrance door (11-1/4 inches). Minimum front maneuvering clearance necessary to pull open a door that has a closer is 18 inches. [ADA Section 404.2.4] (See Image 76).

P2

» *Recommendation:*

Replace right hand door with left hand door.

Cost Estimate: \$1,200.00

OR

Install automatic door opener.

Cost Estimate: \$1,500.00

- 0-081 Light switch mounted above allowed reach range (50-1/4 inches a.f.f.). The high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 76). ⚓

P5

» *Recommendation: Lower switch so that reach is between 48 inches and 15 inches above finished floor.*

Cost Estimate: \$193.00

- 0-082 No accessible toilet stall available. Where toilet compartments are provided, at least one toilet compartment shall comply with ADA Design Standards for size, grab bars, toilet seat height and location, toilet paper dispenser, clear floor space, and door requirements. All modifications must meet local administrative authority code requirements. [ADA Section 213.3.1] (See Image 77).

P3

» *Recommendations: Remove two toilet stalls and toilets to create one accessible stall meeting ADA Design Standards for accessible toilet compartments.*

Cost Estimate: \$2,000.00

- 0-083 No accessible urinal provided. Where more than one urinal is provided, at least one shall comply with ADA Design Standards including mounting height, urinal depth and flush force, and control height. [ADA Sections 213.3.3, 605.2, and 605.4] (See Image 78).

P3

» *Recommendation:*

Replace one existing urinal with one meeting depth requirement of 13-1/2 inches deep and flush force limit. ⚓

AND

Mount so that rim is 17 inches maximum above the finished floor with flush control within reach range.

Cost Estimate: \$1,100.00

- 0-084 No pipe protection provided under lavatory. Water supply and drain pipes under lavatories must be insulated or otherwise configured to protect against contact. [ADA Section 606.5] (See Image 79 on page 24).

P3

» *Recommendations: Wrap pipes of at least one lavatory with insulating material.*

Cost Estimate: \$43.00



Image 79



Image 80



Image 81



Image 82

- 0-085 Force to operate lavatory faucet greater than 5 pounds. The force required to activate operable parts shall be 5 pounds maximum. [ADA Sections 309.4 and 606.4] (See Image 79).

(P3)

» *Recommendation: Adjust faucet handles of one lavatory to allow for less force required for operation.*

Cost Estimate: \$100.00

- 0-086 Mirror mounted above allowed height measured to bottom edge of reflecting surface not bottom edge of mirror (49-1/2 inches a.f.f.). Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finished floor. [ADA Section 603.3] (See Image 80).

(P3)

» *Recommendation: Lower mirror so bottom of reflective surface is no greater than 40 inches above the finished floor.*

Cost Estimate: \$193.00

- 0-087 Outlet to paper towel dispenser above allowed reach range and blocked by garbage can (63-1/2 inches a.f.f.). Where a clear floor space requires an obstructed parallel approach to an element, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [ADA Section 308] (See Images 80 and 81).

(P3)

» *Recommendation: Lower paper towel dispenser so that the dispensing outlet is no more than 46 inches above the finished floor.*

Cost Estimate: \$193.00

Women's Restroom 111

- 0-088 Room identification sign mounted above allowed height with braille in wrong location (66-1/2 inches to baseline of room number). Tactile characters on signs shall be located between 48 inches and 60 inches above the finished floor measured from the baseline of the tactile characters. Braille shall be positioned below the corresponding text. [ADA Sections 216 and 703] (See Image 82).

(P5)

» *Recommendations:*

Replace sign with one that has compliant positioning of braille tactile characters.

Cost Estimate: \$100.00

AND

Mount sign to height specified by ADA standards.

Cost Estimate: \$60.00

Building Number 00101

- 0-089 No signage directing users to accessible restroom. Where existing toilet rooms do not comply with ADA Design Standards, directional signs indicating the location of the nearest accessible toilet room within the facility shall be provided. [ADA Section 216.8] (See Image 83).

(P3)

» *Recommendation: Install sign providing direction to accessible toilet room.*

Cost Estimate: \$100.00

- 0-090 Closing speed and opening force of restroom entrance door greater than allowed by ADA Design Standards. Doors with closers must allow sufficient time for disabled users to safely enter and exit and require no more than 5 # force to push or pull open. [ADA Sections 404.2.8.1 and 404.2.9]

(P5)

» *Recommendation: Adjust door closer.*

Cost Estimate: \$60.00

- 0-091 Inadequate maneuverability clearance space available on pull side of entrance door (10 inches). Minimum front maneuvering clearance necessary to pull open a door that has a closer is 18 inches. [ADA Section 404.2.4] (See Image 84).

(P2)

» *Recommendation:*

Replace right hand door with left hand door.

Cost Estimate: \$1,200.00

AND

Remove coat rack.

Cost Estimate: \$40.00

OR

Install automatic door opener.

Cost Estimate: \$1,500.00

- 0-092 Light switch mounted above allowed reach range (50-1/4 inches a.f.f.). The high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 85). ⚓

(P5)

» *Recommendation: Lower switch so that reach is between 48 inches and 15 inches above finished floor.*

Cost Estimate: \$193.00

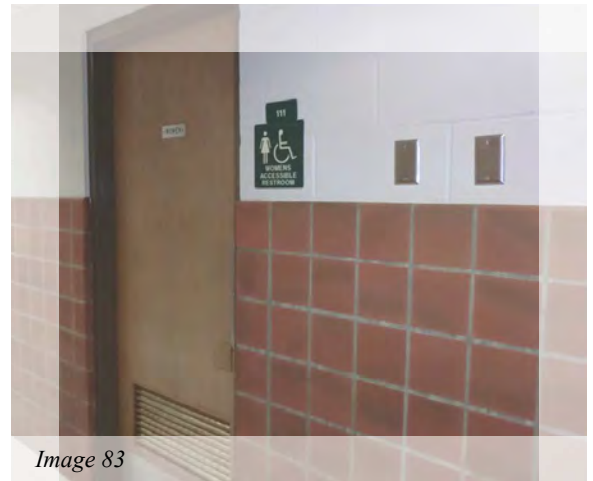


Image 83



Image 84

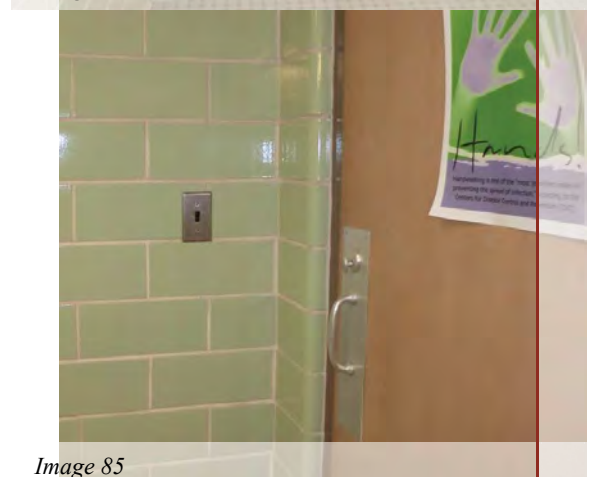


Image 85

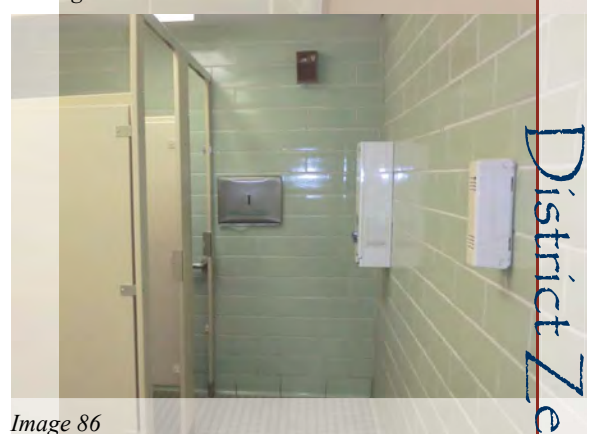


Image 86



Image 87



Image 88



Image 89



Image 90

- 0-093 No accessible toilet stall available. Where toilet compartments are provided, at least one toilet compartment shall comply with ADA Design Standards for size, grab bars, toilet seat height and location, toilet paper dispenser, clear floor space, and door requirements. All modifications must meet local administrative authority code requirements. [ADA Section 213.3.1] (See Image 86 on page 25).

(P3)

» *Recommendations:*

Remove two toilet stalls and toilets to create one accessible stall meeting ADA Design Standards for accessible toilet compartments.

Cost Estimate: \$2,000.00

OR

Remove one sink, relocate standard stall and toilet, and enlarge ambulatory stall to meet ADA accessible toilet compartment requirements.

Cost Estimate: \$3,800.00

- 0-094 Existing ambulatory stall does not meet size requirements (53 inches deep x 32-3/4 inches wide). Ambulatory accessible compartments shall have a depth of 60 inches minimum and a width between 35 and 37 inches. [ADA Section 604.8.2.1] (See Image 87).

(P3)

» *Recommendation: Relocate front and replace side partitions of ambulatory stall to create deeper compartment.*

Cost Estimate: \$1,200.00

- 0-095 Door to ambulatory stall inadequate in clear width, opens in, does not have hardware on the exterior side, and is not self-closing. Toilet compartment doors shall be self-closing, have a clear opening width of 32 inches, shall not swing into the minimum required compartment area, and have a door pull on both sides near the latch. [ADA Section 604.8.2.2] (See Image 87). ⚓ for door hardware

(P3)

» *Recommendation:*

Enlarge door opening.

AND

Replace door with one that swings out, has hardware on both sides, and is self-closing.

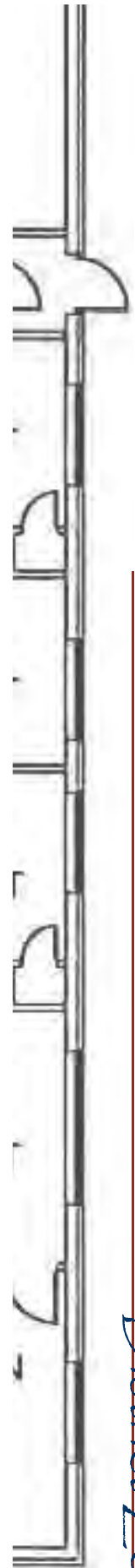
Cost Estimate: \$1,680.00

- 0-096 Grab bar located on one side only in ambulatory stall. ADA compliant side-wall grab bars shall be provided on both sides of the ambulatory compartment. [ADA Section 604.8.2.3] (See Image 87).

(P3)

» *Recommendation: Add a second grab bar to ambulatory stall.*

Cost Estimate: \$280.00



- 0-097 Side wall grab bar in ambulatory stall does not extend 54 inches from the rear wall. The side wall grab bar shall be located 12 inches maximum and extend 54 inches minimum from the rear wall. The side wall grab bar in the accessible toilet compartment is mounted 5 inches from the rear wall and extends 47 inches. [ADA Section 604.5.1] (See Image 87).

P3

» *Recommendations:*

Add a grab bar mounted 12 inches from the rear wall and extending 54 inches.

Cost Estimate: \$280.00

AND

Relocate existing grab bar to correct measurements from rear wall.

Cost Estimate: \$120.00

- 0-098 No pipe protection provided under lavatory. Water supply and drain pipes under lavatories must be insulated or otherwise configured to protect against contact. [ADA Section 606.5] (See Image 88).

P3

» *Recommendations: Wrap pipes of at least one lavatory with insulating material.*

Cost Estimate: \$43.00

- 0-099 Force to operate lavatory faucet greater than 5 pounds. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum. [ADA Sections 309.4 and 606.4] (See Image 88).

P3

» *Recommendation: Adjust faucet handles of one lavatory to allow for less force required for operation.*

Cost Estimate: \$100.00

- 0-100 Outlet to paper towel dispenser above allowed reach range and blocked by garbage can (52-1/2 inches a.f.f.). Where a clear floor space requires an obstructed parallel approach to an element, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [ADA Section 308] (See Image 89).

P3

» *Recommendation: Lower paper towel dispenser so that the dispensing outlet is no more than 46 inches above the finished floor.*

Cost Estimate: \$193.00

- 0-101 Access to coat rack above allowed reach range (60-3/4 inches a.f.f. to rod/63-3/8 inches to shelf). Where coat storage is provided, restriction to use by people with disabilities is prohibited. [ADA Sections 225.2 and 811] (See Image 90).

P4

» *Recommendations:*

Remount coat rack to meet ADA reach range requirements.

Cost Estimate: \$60.00

OR

Remove coat rack.

Cost Estimate: \$40.00

- 0-102 Access to toilet seat cover dispenser above allowed reach range (53-1/4 inches a.f.f.). Where a clear floor space allows an unobstructed approach to an element, the high reach shall be 48 inches maximum, and the low reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 91 on page 28). ⚓

P5

» *Recommendation: Lower dispenser so that the operating mechanism is no more than 48 inches above the finished floor.*

Cost Estimate: \$193.00

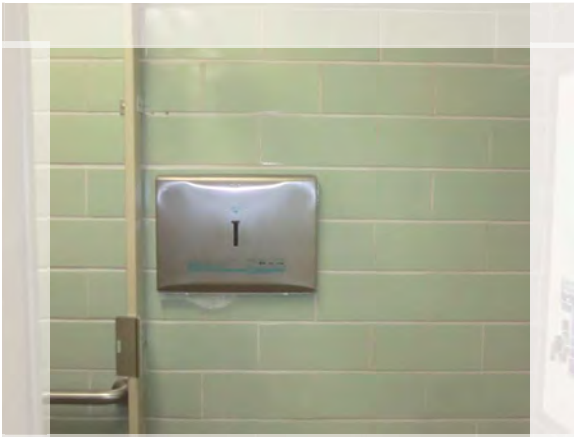


Image 91



Image 92



Image 93



Image 94

- 0-103 Access to tampon/sanitary napkin dispenser above allowed reach range and requires pinching grasp and twisting of wrist to operate. Controls must be within 15 inches to 48 inches above the finished floor and operable with one hand without requiring tight grasping, pinching, or twisting of the wrist. [ADA Section 309.4] (See Image 92).

(P3)

» *Recommendations:*

Replace dispenser with one that does not require twisting.

Cost Estimate: Contingent

AND

Mount within compliant reach range.

Cost Estimate: \$193.00

Men's Restroom 128

- 0-104 Braille on restroom identification sign placed in wrong location. Braille shall be positioned below the corresponding text. [ADA Section 703.3.2] (See Image 93).

(P5)

» *Recommendation: Replace sign with one that has compliant positioning of braille tactile characters.*

Cost Estimate: \$100.00

- 0-105 No signage directing users to accessible restroom. Where existing toilet rooms do not comply with ADA Design Standards, directional signs indicating the location of the nearest accessible toilet room within the facility shall be provided. [ADA Section 216.8]

(P3)

» *Recommendation: Install sign providing direction to accessible toilet room.*

Cost Estimate: \$100.00

- 0-106 Closing speed and opening force of restroom entrance greater than allowed by ADA Design Standards. Doors with closers must allow sufficient time for disabled users to safely enter and exit and require no more than 5 # force to push or pull open. [ADA Sections 404.2.8.1 and 404.2.9]

(P5)

» *Recommendation: Adjust door closer.*

Cost Estimate: \$60.00

- 0-107 Inadequate maneuverability clearance space available on pull side of entrance door (4 inches). Minimum front maneuvering clearance necessary to pull open a door that has a closer is 18 inches. [ADA Section 404.2.4] (See Image 94).

(P3)

» *Recommendation: Install automatic door opener.*

Cost Estimate: \$1,500.00

- 0-108 Light switch mounted above allowed reach range (50-3/4 inches a.f.f.). The high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 94). ⚓

» *Recommendation: Lower switch so that reach is between 48 inches and 15 inches above finished floor.*

Cost Estimate: \$193.00

- 0-109 No accessible toilet stall available. Where toilet compartments are provided, at least one toilet compartment shall comply with ADA Design Standards for size, grab bars, toilet seat height and location, toilet paper dispenser, clear floor space, and door requirements. All modifications must meet local administrative authority code requirements. [ADA Section 213.3.1] (See Image 95).

» *Recommendations: Remove stall partitions and wall between urinal and lavatory to create a single-user accessible toilet room meeting all ADA Design Standards.*

Cost Estimate: \$2,000.00

- 0-110 No pipe protection provided under lavatory. Water supply and drain pipes under lavatories must be insulated or otherwise configured to protect against contact. [ADA Section 606.5] (See Image 96).

» *Recommendations: Wrap pipes of lavatory with insulating material.*

Cost Estimate: \$43.00

- 0-111 Mirror mounted above allowed height measured to bottom edge of reflecting surface not bottom edge of mirror (50-3/4 inches a.f.f.). Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finished floor. [ADA Section 603.3] (See Image 96).

» *Recommendation: Lower mirror so bottom of reflective surface is no greater than 40 inches above the finished floor.*

Cost Estimate: \$193.00

- 0-112 Outlet to paper towel dispenser above allowed reach range (58-1/2 inches a.f.f.). Where a clear floor space allows an unobstructed parallel approach to an element, the high reach shall be 48 inches maximum. [ADA Section 308] (See Image 96).

» *Recommendation: Lower paper towel dispenser so that the dispensing outlet is no more than 48 inches above the finished floor.*

Cost Estimate: \$193.00

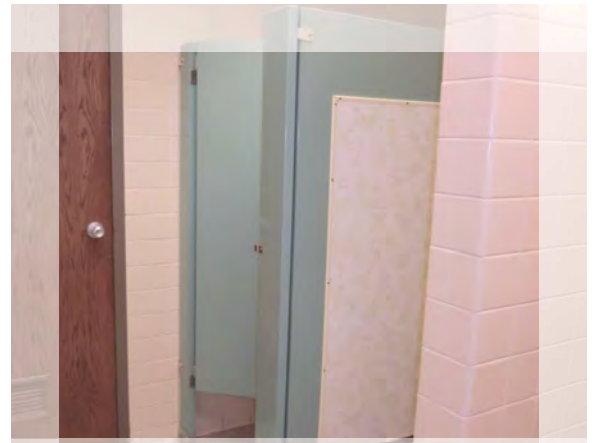


Image 95

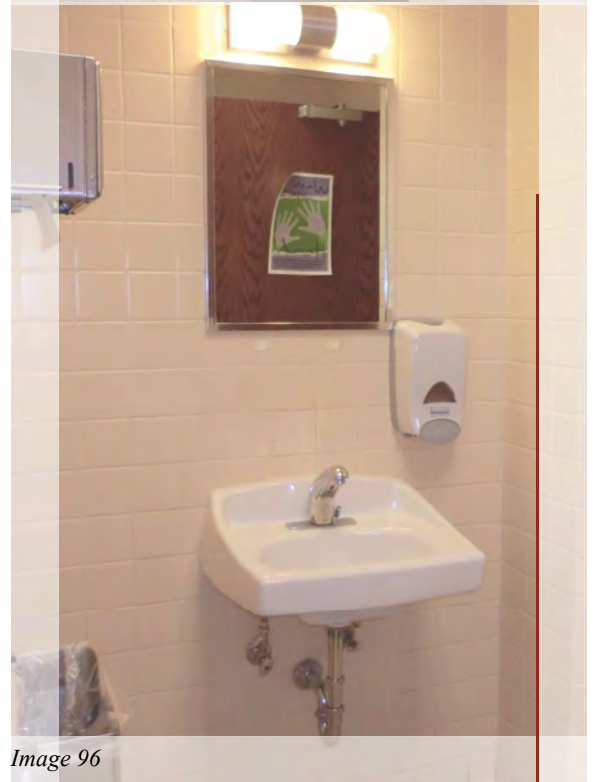


Image 96

Women's Restroom 129

- 0-113 Braille on restroom identification sign placed in wrong location. Braille shall be positioned below the corresponding text. [ADA Section 703.3.2] (See Image 97). ⚓

» *Recommendation: Replace sign with one that has compliant positioning of braille tactile characters.*

Cost Estimate: \$100.00

- 0-114 No signage directing users to accessible restroom. Where existing toilet rooms do not comply with ADA Design Standards, directional signs indicating the location of the nearest accessible toilet room within the facility shall be provided. [ADA Section 216.8]

» *Recommendation: Install sign providing direction to accessible toilet room.*

Cost Estimate: \$100.00

- 0-115 Closing speed and opening force of restroom entrance door greater than allowed by ADA Design Standards. Doors with closers must allow sufficient time for disabled users to safely enter and exit and require no more than 5 # force to push or pull open. [ADA Sections 404.2.8.1 and 404.2.9]

» *Recommendation: Adjust door closer.*

Cost Estimate: \$60.00

- 0-116 Inadequate maneuverability clearance space available on pull side of entrance door (10 inches). Minimum front maneuvering clearance necessary to pull open a door that has a closer is 18 inches. [ADA Section 404.2.4] (See Image 98).

» *Recommendations:*

Replace right hand door with left hand door.

Cost Estimate: \$1,200.00

OR

Install automatic door opener.

Cost Estimate: \$1,500.00

- 0-117 Light switch mounted above allowed reach range (50-3/4 inches a.f.f.). The high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 98). ⚓

» *Recommendation: Lower switch so that reach is between 48 inches and 15 inches above finished floor.*

Cost Estimate: \$193.00



Image 97



Image 98

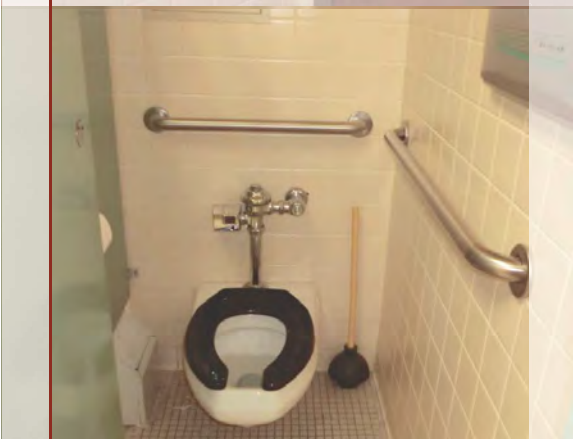


Image 99

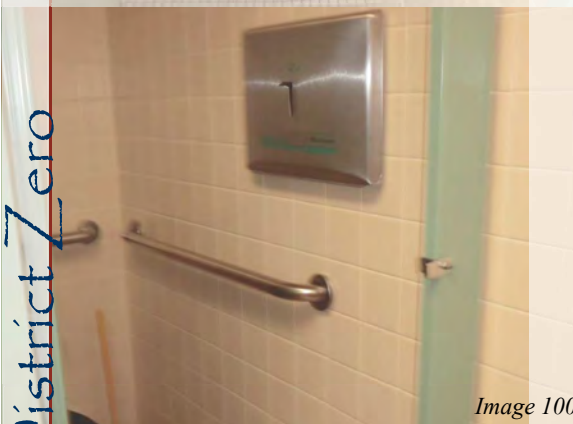
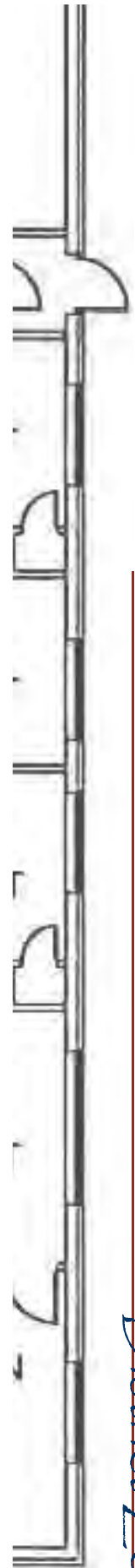


Image 100



- 0-118 Accessible toilet stall does not meet size requirements (55-3/4 inches deep x 33-3/4 inches wide). Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall and 56 inches deep minimum for wall hung water closets measured perpendicular to the rear wall. [ADA Section 604.8.2.1] (See Image 99).

(P3)

» *Recommendations: Remove toilet stall partitions and one toilet to create one accessible stall meeting ADA Design Standards for accessible toilet compartments.*

Cost Estimate: \$1,200.00

- 0-119 Door to accessible toilet stall inadequate in clear width, opens in, does not have hardware on either side, and is not self-closing. Toilet compartment doors shall have a clear width of 32 inches, be self-closing, have a door pull on each side near the latch, and not swing into the minimum required compartment area. [ADA Section 604.8.1.2] (See Image 99).

(P3)

» *Recommendation:*

Enlarge stall size and door opening width.

Cost Estimate: \$1,200.00

AND

Replace door with one that swings out, has hardware on both sides, and is self-closing.

(⚓ for door hardware and self-closure)

Cost Estimate: \$480.00

- 0-120 Toilet seat below allowed height (15-1/2 inches a.f.f.). The seat height of a water closet shall be 17 inches minimum and 19 inches maximum above the finished floor measured to the top of the seat. [ADA Section 604.4] (See Image 99).

(P5)

» *Recommendation: Raise toilet so that seat meets required height allowances.*

Cost Estimate: \$1,010.00

- 0-121 Side grab bar mounted too high above finished floor (36-1/4 inches a.f.f.). Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface. [ADA Section 609.4] (See Image 100).

(P5)

» *Recommendation: Reinstall grab bar so that top of gripping surface is between 33 and 36 inches above finished floor.*

Cost Estimate: \$280.00

- 0-122 Side wall grab bar does not extend 54 inches from the rear wall. The side wall grab bar shall be located 12 inches maximum and extend 54 inches minimum from the rear wall. The side wall grab bar in the accessible toilet compartment is mounted 4-1/2 inches from the rear wall and extends 40-1/2 inches. [ADA Section 604.5.1] (See Image 100).

(P5)

» *Recommendation: Replace grab bar with longer one and mount to correct measurements from rear wall.*

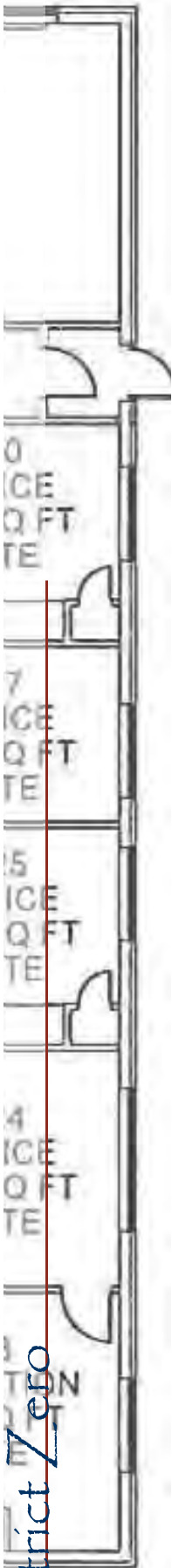
Cost Estimate: \$280.00

- 0-123 Access to toilet seat cover dispenser above allowed reach range (51-3/4 inches a.f.f.). Where a clear floor space allows an unobstructed approach to an element, the high reach shall be 48 inches maximum, and the low reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 100). ⚓

(P5)

» *Recommendation: Lower dispenser so that the operating mechanism is no more than 48 inches above the finished floor.*

Cost Estimate: \$193.00



- 0-124 No pipe protection provided under lavatory. Water supply and drain pipes under lavatories must be insulated or otherwise configured to protect against contact. [ADA Section 606.5] (See Image 101).

(P3)

» *Recommendations: Wrap pipes of lavatory with insulating material.*

Cost Estimate: \$43.00

- 0-125 Force to operate lavatory faucet greater than 5 pounds. The force required to activate operable parts shall be 5 pounds maximum. [ADA Sections 309.4 and 606.4] (See Image 101).

(P3)

» *Recommendation: Adjust faucet handles of lavatory to allow less force required for operation.*

Cost Estimate: \$100.00

- 0-126 Mirror mounted above allowed height measured to bottom edge of reflecting surface not bottom edge of mirror (46-1/4 inches a.f.f.). Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finished floor. [ADA Section 603.3] (See Image 101).

(P3)

» *Recommendation: Lower mirror so bottom of reflective surface is no greater than 40 inches above the finished floor.*

Cost Estimate: \$193.00

- 0-127 Outlet to paper towel dispenser above allowed reach range and blocked by garbage can (58-1/2 inches a.f.f.). Where a clear floor space requires an obstructed parallel approach to an element, the high side reach shall be 48 inches maximum. [ADA Section 308] (See Image 101).

(P3)

» *Recommendation: Lower paper towel dispenser so that the dispensing outlet is no more than 48 inches above the finished floor.*

Cost Estimate: \$193.00

- 0-128 Access to tampon/sanitary napkin dispenser above allowed reach range and requires a pinching grasp and twisting of wrist to operate (54-1/4 inches to control mechanism). Controls must be within 15 inches to 48 inches above the finished floor and operable with one hand without require tight grasping, pinching, or twisting of the wrist. [ADA Section 309.4] (See Image 102).

(P3)

» *Recommendations:*

Replace dispenser with one that does not require twisting.

Cost Estimate: Contingent

AND

Mount within compliant reach range.

Cost Estimate: \$193.00

Men's Restroom 163

- 0-129 Braille on restroom identification sign placed in wrong location. Braille shall be positioned below the corresponding text. [ADA Section 703.3.2] (See Image 103). ⚓

(P5)

» *Recommendation: Replace sign with one that has compliant positioning of braille tactile characters.*

Cost Estimate: \$100.00

Building Number 00101

- 0-130 Closing speed of entrance door to restroom faster than allowed by ADA guidelines. Doors with closers must allow sufficient time for disabled users to safely enter. (Door is equipped with non-operational automatic opener). [ADA Section 404.2.8.1]

(P5)

» *Recommendations:*

Adjust door closer.

Cost Estimate: \$60.00

OR

Repair automatic door opener

Cost Estimate: Contingent

- 0-131 Handle to entrance door above allowed height (50-1/4 inches to centerline of handle). Handles, pulls, latches, locks, and other operable parts on doors shall be 34 inches minimum and 48 inches maximum above the finished floor. [ADA Section 404.2.7]. (See Image 104).

(P3)

» *Recommendations:*


Lower door handle.

Cost Estimate: \$333.00

OR

Repair automatic door opener


Cost Estimate: Contingent

- 0-132 Door to toilet compartment not self-closing. [ADA Section 604.8.1.2] 

(P5)

» *Recommendation: Adjust hinges to permit self-closing.*

Cost Estimate: \$380.00

- 0-133 Door pulls not located on both sides of door to accessible toilet stall. Door pulls are required on each side of toilet compartment door near the latch. [ADA Sections 404.2.7 and 604.8.1.2] (See Image 105 on page 34). 

(P5)

» *Recommendation: Install accessible door pull on interior side of door.*

Cost Estimate: \$100.00

- 0-134 Location of toilet stall door does not meet ADA guidelines. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. The door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. [ADA Section 604.8.1.2] (See Image 106 on page 34).

(P3)

» *Recommendations: Relocate door so that it is no more than 4 inches from the side wall.*

Cost Estimate: \$380.00

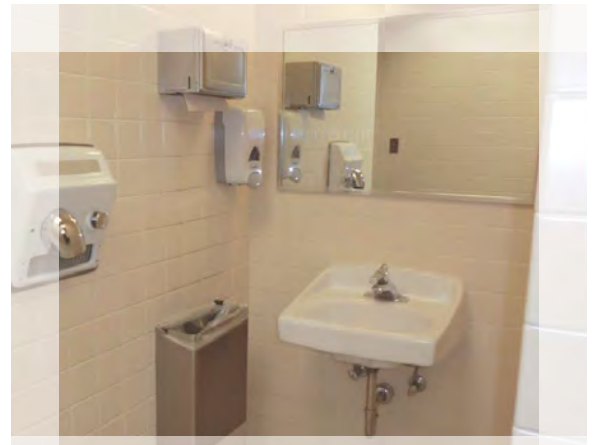


Image 101



Image 102



Image 103

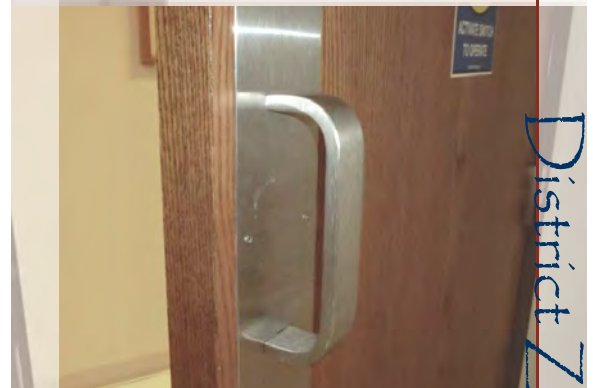


Image 104



Image 105

- 0-135 Centerline of toilet beyond allowed distance from side wall (19-1/8 inches). Where the ADA requirement states a specified range, the range provides an adequate construction tolerance; therefore, no tolerance outside of the range at either end point is permitted. [ADA Section 604.2] (See Image 107).

(P5)

» *Recommendation: Relocate toilet so that centerline of fixture is 16 inches to 18 inches from side wall or partition.*

Cost Estimate: \$1,010.00



Image 106

- 0-136 Toilet seat above allowed height (19-1/2 inches a.f.f.). The seat height of a water closet shall be 17 inches minimum and 19 inches maximum above the finished floor measured to the top of the seat. [ADA Section 604.4] (See Image 107).

(P5)

» *Recommendation: Lower toilet so that top of seat meets required height allowances.*

Cost Estimate: \$1,010.00

- 0-137 Toilet paper dispenser mounted in wrong location in relation to toilet. Toilet paper dispenser must be mounted 7 inches to 9 inches in front of toilet. [ADA Section 604.7] (See Image 108).

(P5)

» *Recommendation: Relocate toilet paper dispenser so that it is 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of one dispenser and within the allowed reach range height.*

Cost Estimate: \$100.00



Image 107

- 0-138 Grab bars mounted too high above finished floor (36-1/2 inches a.f.f. - rear/ 36-3/4 inches a.f.f. - side). [ADA Section 609.4] (See Image 109).

(P5)

» *Recommendation: Reinstall grab bars so that tops of gripping surfaces are between 33 and 36 inches above finished floor.*

Cost Estimate: \$560.00
(for two)



Image 108

- 0-139 Side wall grab bar does not extend 54 inches from the rear wall (48 inches). The side wall grab bar shall be located 12 inches maximum and extend 54 inches minimum from the rear wall. [ADA Section 604.5.1] (See Image 109).

(P5)

» *Recommendation: Relocate grab bar to correct measurements from rear wall.*

Cost Estimate: \$280.00

Building Number 00101

- 0-140 (P5) Urinal mounted above allowed height requirements (18-1/8 inches a.f.f.). Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finished floor. [ADA Section 605.2] (See Image 110).

» *Recommendation: Lower urinal so that rim is no higher than 17 inches above the finished floor.*

Cost Estimate: \$1,000.00

- 0-141 (P3) Inadequate clear floor space at urinal (29-1/2 inches wide). A clear floor space of 30 inches by 48 inches positioned for forward approach shall be provided. [ADA Sections 305 and 605.3] (See Image 110).

» *Recommendation: Remove urinal partition.*

Cost Estimate: \$40.00

- 0-142 (P3) No pipe protection provided under lavatory. Water supply and drain pipes under lavatories must be insulated or otherwise configured to protect against contact. [ADA Section 606.5] (See Image 111).

» *Recommendations: Wrap pipes with insulating material.*

Cost Estimate: \$43.00

- 0-143 (P3) Force to operate lavatory faucet greater than 5 pounds. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum. [ADA Sections 309.4 and 606.4] (See Image 111).

» *Recommendation: Adjust faucet handles to allow less force required for operation.*

Cost Estimate: \$100.00

- 0-144 (P5) Coat hook on wall of toilet compartment above allowed reach range (54-1/4 inches a.f.f.). [ADA Sections 308 and 604.8.3] (See Image 112). ⚓

» *Recommendation: Add a second coat hook at a height of 48 inches above finished floor.*

Cost Estimate: \$70.00

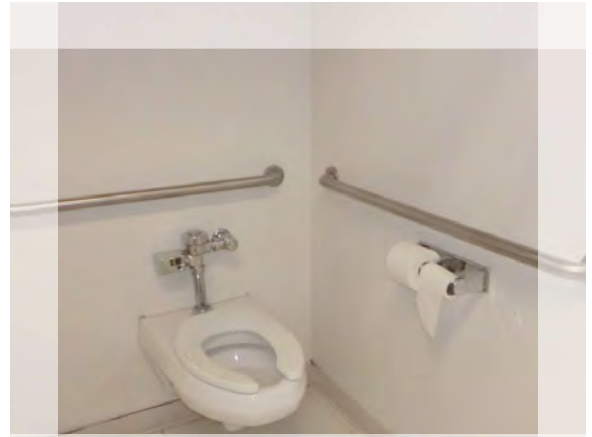


Image 109

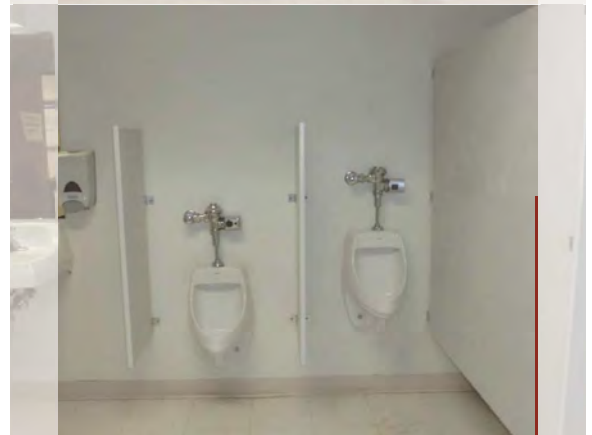


Image 110



Image 111

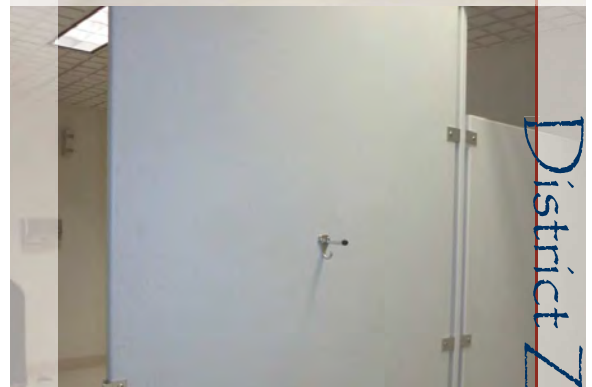


Image 112

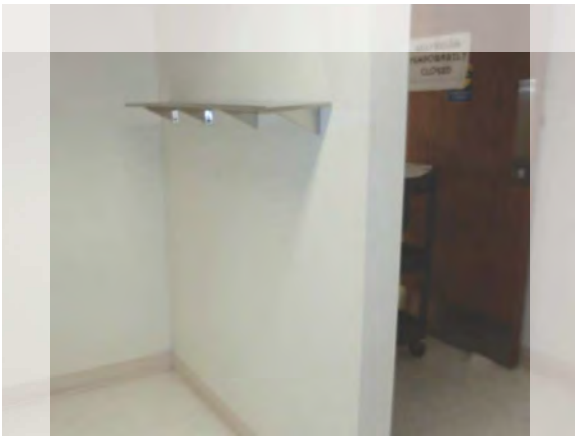


Image 113

- 0-145 Shelf mounted above allowed height and creates protrusion (54 inches a.f.f.). Shelves shall be located 40 inches minimum and 48 inches maximum above the finished floor. Objects with leading edges more than 27 inches and not more than 80 inches above the finished floor shall not protrude more than 4 inches horizontally within the clear floor space. When a cane is used and the element is not in the detectable range, insufficient time is available for the person to detect the element with the cane before there is body contact. [ADA Sections 307.2 and 603.4] (See Image 113). ⚓ for shelf height.

» *Recommendation: Remove shelf from restroom wall.*
Cost Estimate: \$40.00

Women's Restroom 164



Image 114

- 0-146 Braille on restroom identification sign placed in wrong location. Braille shall be positioned below the corresponding text. [ADA Section 703.3.2] (See Image 114). ⚓

» *Recommendation: Replace sign with one that has compliant positioning of braille tactile characters.*
Cost Estimate: \$100.00

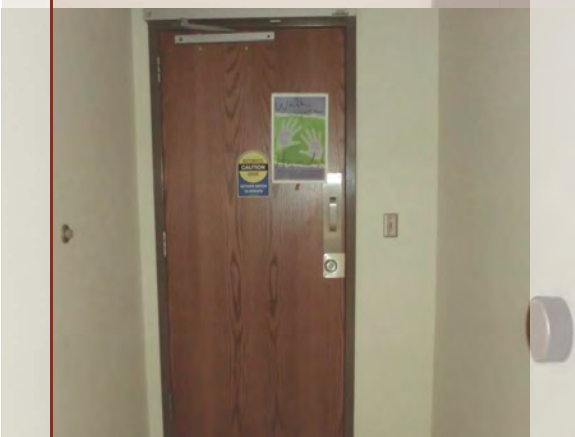


Image 115

- 0-147 Closing speed of entrance door to restroom faster than allowed by ADA guidelines. Doors with closers must allow sufficient time for disabled users to safely enter. (Door is equipped with non-operational automatic opener). [ADA Section 404.2.8.1]

» *Recommendations:*
Adjust door closer.

Cost Estimate: \$60.00

OR

Repair automatic door opener

Cost Estimate: Contingent

- 0-148 Handle to entrance door above allowed height (50 inches to centerline of handle). Handles, pulls, latches, locks, and other operable parts on doors shall be 34 inches minimum and 48 inches maximum above the finished floor. [ADA Section 404.2.7]. (See Image 115).

» *Recommendations:*
Lower door handle.

Cost Estimate: \$333.00

OR

Repair automatic door opener

Cost Estimate: Contingent

- 0-149 Door to toilet compartment not self-closing. [ADA Section 604.8.1.2] (See Image 116). ⚓



Image 116

» *Recommendation: Install self-closing door.*

Cost Estimate: Contingent

Building Number 00101

- » *Recommendation: Adjust hinges to permit self-closing.*

Cost Estimate: \$380.00

- 0-150 Door pulls not located on both sides of door to accessible toilet stall. Door pulls are required on both sides of toilet compartment door near the latch. [ADA Sections 404.2.7 and 604.8.1.2] (See Image 117). ⚓

P5

- » *Recommendation: Install accessible door pull on interior side of door.*

Cost Estimate: \$100.00

- 0-151 Location of toilet stall door does not meet ADA guidelines (6-1/4 inches from side wall). Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. The door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. [ADA Section 604.8.1.2] (See Image 118).

P3

- » *Recommendations: Relocate door so that it is no more than 4 inches from the side wall.*

Cost Estimate: \$380.00

- 0-152 Centerline of toilet beyond allowed distance from side wall (18-3/8 inches). Where the ADA requirement states a specified range, the range provides an adequate construction tolerance; therefore, no tolerance outside of the range at either end point is permitted. [ADA Section 604.2] (See Image 119).

P5

- » *Recommendation: Relocate toilet so that centerline of fixture is 16 inches to 18 inches from side wall or partition.*

Cost Estimate: \$1,010.00

- 0-153 Toilet seat above allowed height (19-3/8 inches a.f.f.). The seat height of a water closet shall be 17 inches minimum and 19 inches maximum above the finished floor measured to the top of the seat. [ADA Section 604.4] (See Image 119).

P5

- » *Recommendation: Lower toilet so that top of seat meets required height allowances.*

Cost Estimate: \$1,010.00

- 0-154 Side wall grab bar does not extend 54 inches from the rear wall (48 inches). The side wall grab bar shall be located 12 inches maximum and extend 54 inches minimum from the rear wall. [ADA Section 604.5.1] (See Image 120).

P5

- » *Recommendation: Relocate grab bar to correct measurements from rear wall.*

Cost Estimate: \$280.00

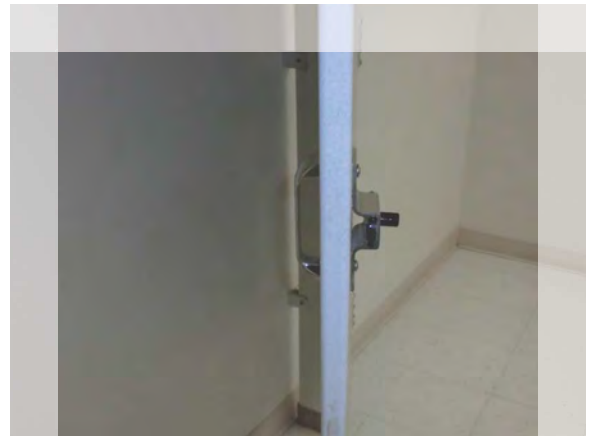


Image 117

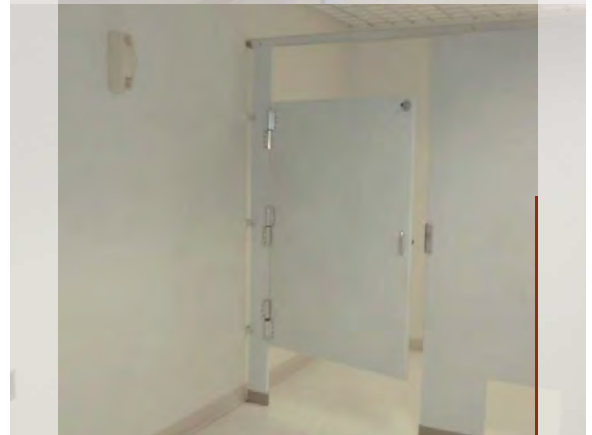


Image 118

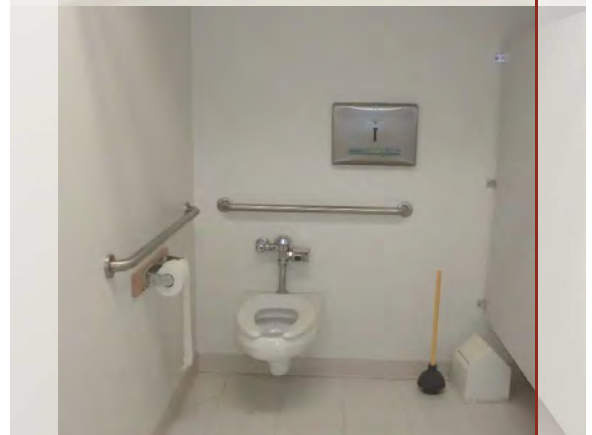


Image 119



Image 120

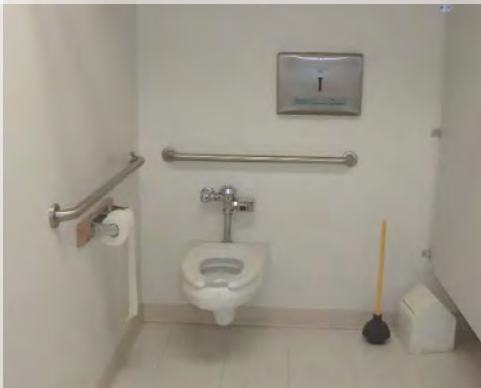


Image 121

- 0-155 Grab bars mounted too high above finished floor (36-7/8 inches a.f.f. - rear/ 36-5/8 inches a.f.f. - side). [ADA Section 609.4] (See Image 121).

(P5)

» *Recommendation: Reinstall grab bars so that tops of gripping surfaces are between 33 and 36 inches above finished floor.*

Cost Estimate: \$560.00
(for two)

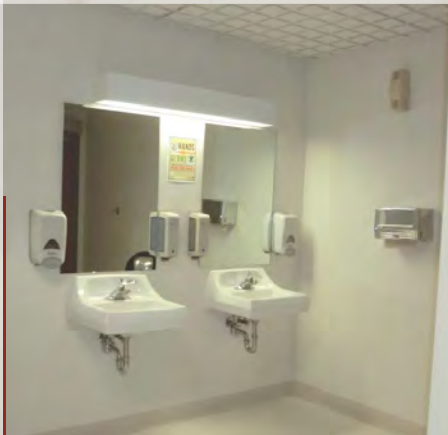


Image 122

- 0-156 No pipe protection provided under lavatory. Water supply and drain pipes under lavatories must be insulated or otherwise configured to protect against contact. [ADA Section 606.5] (See Image 122).

(P3)

» *Recommendations: Wrap pipes with insulating material.*

Cost Estimate: \$43.00

- 0-157 Force to operate lavatory faucet greater than 5 pounds. The force required to activate operable parts shall be 5 pounds maximum. [ADA Sections 309.4 and 606.4] (See Image 122).

(P3)

» *Recommendation: Adjust faucet handles to allow less force required for operation.*

Cost Estimate: \$100.00

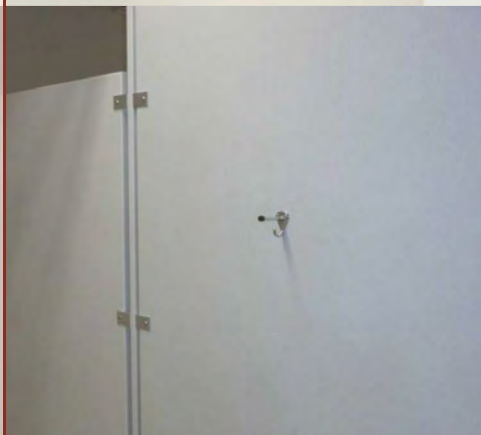


Image 123

- 0-158 Coat hook on wall of toilet compartment above allowed reach range (54-1/4 inches a.f.f.). [ADA Sections 308 and 604.8.3] (See Image 123). ⚓

(P5)

» *Recommendation: Add a second coat hook at a height of 48 inches above finished floor.*

Cost Estimate: \$70.00



Image 124

- 0-159 Shelf mounted above allowed height and creates protrusion (54 inches a.f.f.). Shelves shall be located 40 inches minimum and 48 inches maximum above the finished floor. Objects with leading edges more than 27 inches and not more than 80 inches above the finished floor shall not protrude more than 4 inches horizontally within the clear floor space. When a cane is used and the element is not in the detectable range, insufficient time is available for the person to detect the element with the cane before there is body contact. [ADA Sections 307.2 and 603.4] (See Image 124). ⚓ for shelf mounting height

(P2)

» *Recommendation: Remove shelf from restroom wall.*

Cost Estimate: \$60.00

Building Number 00101

- 0-160 Coat hooks under shelf above allowed reach range (48-1/2 inches a.f.f.). [ADA Sections 308 and 603.4] (See Image 124). ⚓

» *Recommendation:*

Remove coat hooks.

Cost Estimate: \$40.00

OR

Lower hooks.

Cost Estimate: \$70.00

- 0-161 Access to toilet seat cover dispenser above allowed reach range (52 inches a.f.f.). Where a clear floor space allows an unobstructed approach to an element, the high reach shall be 48 inches maximum, and the low reach shall be 15 inches minimum above the finished floor. [ADA Section 308] (See Image 125). ⚓

» *Recommendation: Lower dispenser so that the operating mechanism is no more than 48 inches above the finished floor.*

Cost Estimate: \$60.00

- 0-162 Access to tampon/sanitary napkin dispenser above allowed reach range and requires a pinching grasp and twisting of wrist to operate (49-1/2 inches to control mechanism). Controls must be within 15 inches to 48 inches above the finished floor and operable with one hand without requiring tight grasping, pinching, or twisting of the wrist. [ADA Sections 308 and 309.4] (See Image 126).

» *Recommendations:*

Replace dispenser with one that does not require twisting.

Cost Estimate: Contingent

AND

Mount within compliant reach range. ⚓

Cost Estimate: \$193.00

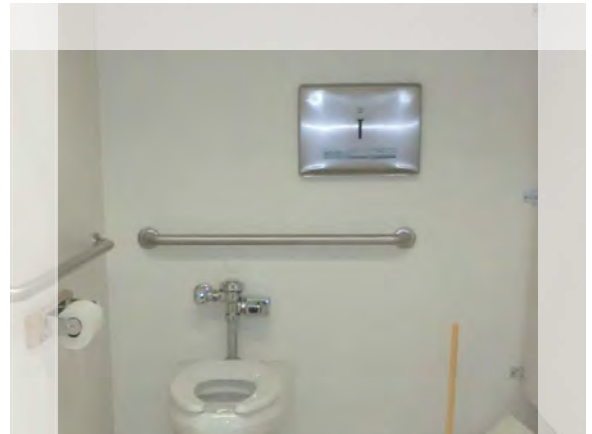


Image 125



Image 126

Cost Estimate Summary

Item	Description	Cost opinion		Priority	Safe Harbor (SH) - Yes?
		lump sum	unit		
0-001	ADA Parking Sign incorrect Height	\$60.00		5	
0-002	No Van Parking Stall	\$200.00		1	
0-003	Cross Slope @ Parking		\$6.75 / sf	5	
0-004	Slope of Curb Ramp	\$1,500.00		1	
0-005	Grind Transition	\$280.00		5	
0-006	Curb Ramp Slope	\$2,400.00		1	
0-007	Slope of Curb Ramp & Cross Slope Sidewalk	\$1,500.00	\$6.75 / sf	5	
0-008	Broken Surface @ Curb Ramp	\$1,500.00		5	
0-009	No Level Landing @ curb ramps		\$800.00 per landing	5	yes
0-010	Broken Surface @ Sidewalk	\$180.00		5	
0-011	Cross Slope @ sidewalk		\$6.75 / sf	5	
0-012	Grind Transition	\$280.00		5	
0-013	Raise Sidewalk	\$600.00		5	
0-014	Non-compliant signage type & height		\$100.00 per sign	5	
0-015	Light switches above reach range		\$193.00 per switch	5	yes
0-016	Reach Range @ sign-in book			2	
0-017	Electrical outlet blocked by furniture			2	
0-018	Electrical outlet above reach range	\$193.00		5	yes
0-019	Protruding Object	\$600.00		2	
0-020	Non-accessible handles @ fire extinguishers		\$193.00 per exting.	5	
0-021	Can crusher above reach range	\$60.00		5	yes
0-022	Non-compliant closing speed		\$60.00 per door	5	
0-023	Glazed Panels in doors above height		\$1,525.00 per door	5	yes
0-024	Inadequate maneuvering clearance	\$2,800.00		2	
0-025	Vestibule to small	\$3,200.00		2	
0-026	Non-compliant closing speed		\$60.00 per door	5	
0-027	Glazed Panels in doors above height		\$1,525.00 per door	5	yes
0-028	Inadequate maneuvering clearance	\$3,200.00		2	
0-028	Parallel Clearance @ Door	\$2,800.00		2	
0-029	Exit Button Mounting Height	\$193.00		5	yes
0-030	Thermostat above reach range	\$193.00		5	yes
0-031	Literature display below reach range			2	
0-032	Vestibule to small	\$6,500.00		2	
0-033	Non-compliant closing speed		\$60.00 per door	5	
0-034	Vestibule to small	\$6,500.00		2	
0-035	Thermostat above reach range	\$193.00		5	yes
0-036	Non-compliant signage type & height	\$100.00		5	
0-037	Glazed Panels in doors above height	\$1,525.00		5	yes
0-038	Relocate furniture			2	
0-039	Relocate furniture			2	
0-040	Outlets above below reach range		\$193.00 per outlet	5	
0-041	Coat Rack Access			4	
0-042	Relocate furniture			2	
0-043	Telephone above reach range	\$193.00		4	
0-044	Relocate furniture			4	
0-045	Non-compliant signage - Braille Location	\$100.00		5	yes
0-046	Relocate furniture			2	
0-047	Thermostat above reach range	\$193.00		5	
0-048	Protruding Object		\$60.00 per shelf	2	
0-049	Equipment above reach range & protruding object	\$60.00		2	
0-050	Relocate furniture			2	
0-051	Non-compliant signage	\$100.00		5	
0-052	Service counter above allowed height	\$411.00		2	
0-053	Relocate furniture			2	
0-054	Relocate furniture			2	
0-055	Relocate furniture			2	
0-056	Relocate furniture			2	
0-057	Non-compliant signage height / location	\$60.00		5	
0-058	Non-compliant signage height / location		\$60.00 per sign	5	
0-059	Equipment above reach range	\$60.00		4	

Cost Estimate Summary

0-060	Knee clearance at desk	\$60.00	5	
0-061	Non-compliant signage height	\$60.00	5	
0-062	Non-compliant signage height / location	\$60.00 per sign	5	
0-063	Storage Receptacle above allowed height	\$60.00	5	
0-064	Non-compliant signage	\$100.00	5	
0-065	Service counter above allowed height	\$411.00	2	
0-066	Relocate furniture		2	
0-067	Coat Rack Access		4	
0-068	Glazed Panels in doors above height	\$1,525.00	5	yes
0-069	Non-compliant signage height / location	\$160.00	5	
0-070	Inadequate number of drinking fountains	\$3,080.00	4	
0-071	Relocate equipment		5	yes
0-072	Vending machine operable height		5	yes
0-073	Vending machine operable height		5	yes
0-074	Vending machine operable height		4	
0-075	Vending machine operable height		5	yes
0-076	Non-compliant signage	\$100.00	5	yes
0-077	Non-compliant signage height / location	\$60.00	3	
0-078	No signage	\$100.00	3	
0-079	Non-compliant closing speed	\$60.00	5	
0-080	Inadequate maneuvering clearance	\$1,500.00	2	
0-081	Light switches above reach range	\$193.00	5	yes
0-082	Non-accessible toilet stall	\$2,000.00	3	
0-083	No accessible Urinal	\$1,100.00	3	
0-084	No pipe protection	\$43.00	3	
0-085	Force to operate lavatory	\$100.00	3	
0-086	Mirror mounted at incorrect height	\$193.00	3	
0-087	Outlet to paper towel dispenser	\$193.00	3	
0-088	Non-compliant signage height / location	\$100.00	5	
0-089	No signage	\$100.00	3	
0-090	Non-compliant closing speed	\$60.00	5	
0-091	Inadequate maneuvering clearance	\$1,500.00	2	
0-092	Light switches above reach range	\$193.00	5	yes
0-093	Non-accessible toilet stall	\$3,800.00	3	
0-094	Non-compliant ambulatory stall	\$1,200.00	3	
0-095	Ambulatory stall door width inadequate	\$1,680.00	3	
0-096	Grab bar one side only Ambulatory stall	\$280.00	3	
0-097	Grab bars - Add one	\$280.00	3	
0-097	Grab bars - relocated	\$120.00	5	
0-098	No pipe protection	\$43.00	3	
0-099	Force to operate lavatory	\$100.00	3	
0-100	Outlet to paper towel dispenser	\$193.00	3	
0-101	Coat Rack Access	\$60.00	4	
0-102	Access to toilet seat cover dispenser	\$193.00	5	yes
0-103	Access to tampon/san.napkin dispenser	\$193.00	3	
0-104	Non-compliant signage	\$100.00	5	
0-105	No signage	\$100.00	3	
0-106	Non-compliant closing speed	\$60.00	5	
0-107	Inadequate maneuvering clearance	\$1,500.00	3	
0-108	Light switches above reach range	\$193.00	5	yes
0-109	No accessible toilet stall	\$2,000.00	3	
0-110	No pipe protection	\$43.00	3	
0-111	Mirror mounted at incorrect height	\$193.00	3	
0-112	Outlet to paper towel dispenser	\$193.00	3	
0-113	Non-compliant signage	\$100.00	5	yes
0-114	No signage	\$100.00	3	
0-115	Non-compliant closing speed	\$60.00	5	
0-116	Inadequate maneuvering clearance	\$1,500.00	3	
0-117	Light switches above reach range	\$193.00	5	yes
0-118	Toilet stall inadequate in size	\$1,200.00	3	
0-119	Toilet stall door clear width	\$1,200.00	3	
0-120	Toilet seat height	\$1,010.00	5	
0-121	Grab bar mounting height	\$280.00	5	
0-122	Grab bar length	\$280.00	5	

Cost Estimate Summary

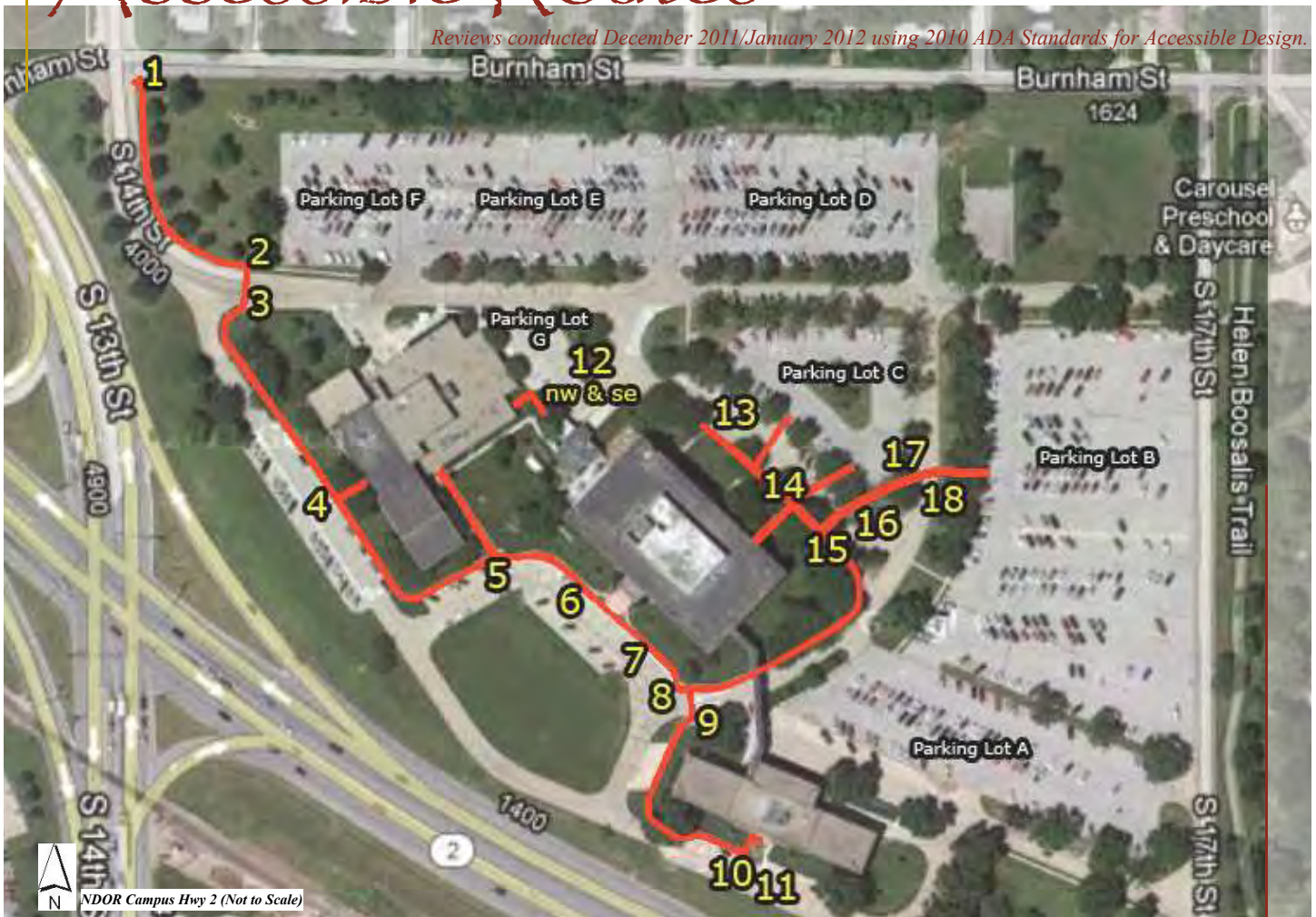
0-123	Access to toilet seat cover dispenser	\$193.00	5	yes
0-124	No pipe protection	\$43.00	3	
0-125	Force to operate lavatory	\$100.00	3	
0-126	Mirror mounted at incorrect height	\$193.00	3	
0-127	Outlet to paper towel dispenser	\$193.00	3	
0-128	Access to tampon/san.napkin dispenser	\$193.00	3	
0-129	Non-compliant signage	\$100.00	5	yes
0-130	Non-compliant closing speed	\$60.00	5	
0-131	Door handle height	\$333.00	3	
0-132	Stall door not self-closing	\$380.00	5	yes
0-133	Door pulls on stall doors	\$100.00	5	yes
0-134	Stall door location	\$380.00	3	
0-135	Toilet center-line	\$1,010.00	5	
0-136	Toilet seat height	\$1,010.00	5	
0-137	Toilet paper dispenser location	\$100.00	5	yes
0-138	Grab bar mounting height	\$560.00	5	
0-139	Grab bar location	\$280.00	5	
0-140	No accessible Urinal	\$1,000.00	5	
0-141	Urinal clear floor space	\$40.00	3	
0-142	No pipe protection	\$43.00	3	
0-143	Force to operate lavatory	\$100.00	3	
0-144	Coat hook at toilet compartment	\$70.00	5	yes
0-145	Protruding Object	\$40.00	2	
0-146	Non-compliant signage	\$100.00	5	yes
0-147	Non-compliant closing speed	\$60.00	5	
0-148	Door handle height	\$333.00	3	
0-149	Stall door not self-closing	\$380.00	5	yes
0-150	Door pulls on stall doors	\$100.00	5	yes
0-151	Stall door location	\$380.00	3	
0-152	Toilet center-line	\$1,010.00	5	
0-153	Toilet seat height	\$1,010.00	5	
0-154	Grab bar location	\$280.00	5	
0-155	Grab bar mounting height	\$560.00	5	
0-156	No pipe protection	\$43.00	3	
0-157	Force to operate lavatory	\$100.00	3	
0-158	Coat hook at toilet compartment	\$70.00	5	
0-159	Protruding Object	\$60.00	2	
0-160	Coat Rack Access	\$70.00	5	yes
0-161	Toilet seat cover dispenser height	\$60.00	5	yes
0-162	Access to tampon/san.napkin dispenser	\$193.00	3	

Building Priority Summary

Building summary	All items	Safe Harbor (SH)	less (SH)
Priority One	\$4,100.00	\$0.00	\$4,100.00
Priority Two	\$29,582.00	\$0.00	\$29,582.00
Priority Three	\$22,354.00	\$0.00	\$22,354.00
Priority Four	\$3,393.00	\$0.00	\$3,393.00
Priority Five	\$21,133.00	\$6,800.00	\$14,333.00
TOTALS	\$80,562.00	\$6,800.00	\$73,762.00

Accessible Routes

Reviews conducted December 2011/January 2012 using 2010 ADA Standards for Accessible Design.



The 2010 Americans with Disabilities Act Standards for Accessible Design require that at least one accessible route be provided within the site from 1) accessible parking spaces and accessible passenger loading zones, 2) public streets and sidewalks, and 3) public transportation stops to the accessible building or facility entrance they serve. The majority of NDOR facilities where public programs, services, or activities are provided require vehicle transportation to the sites (due to locations along highways or in industrial areas and/or lack of public transportation and public sidewalks). Pedestrian travel is only possible within the



(Safe Harbor) - Indicates elements in compliance with the 1991 Standards that are not required to be brought into compliance with the 2010 Standards.



Shaded areas indicate public accessible routes. ADA review limited to shaded areas shown.



Numbers indicate curb ramps along accessible route. Curb ramp locations are identified in report by number.



Image 1



Image 2



Image 3



Image 4

site rather than to the site. Therefore, the extent of examination of the pedestrian accessible routes for the public facilities included in the NDOR ADA Facilities Review has been limited to travel from the accessible parking spaces to the facilities' entrances and to additional amenities (if provided) at each site.

However, the campus along Highway 2 in Lincoln, Nebraska, where three NDOR buildings are located is bordered on three sides by neighborhoods and businesses. Sidewalks and hiking trails connect to or run alongside the campus allowing pedestrian travel to the site if necessary or desired. The route included in this review starts at Burnham Street (to the northwest of the campus) and runs along the southwest of the buildings connecting to each building's entrance and accessible parking spaces. Additional pedestrian routes are located behind the buildings from accessible parking spaces in employee parking lots.

Only the curb ramps within the accessible pedestrian routes at the Highway 2 NDOR campus and the S. 14th Street facility (as indicated on the aerial photos) were included in this report. The included curb ramps and the accessible routes adjoining them were reviewed under the 2010 ADA Design Standards only, and compliance was determined through the limited use of basic measuring tools. No survey equipment or GPS technology was utilized to verify the accuracy of the measurements.

The following report is divided into three sections. The first section identifies the non-compliance issues of the accessible route from the public street to and throughout the NDOR campus located north of Highway 2. Deficiencies in slope and cross-slope of the sidewalks, changes in level and walking surface conditions, and the requirements of the curb ramps are identified. (Detectable warning domes were not reviewed as they are required by PROWAG not ADAAG). The second section identifies the non-compliance issues of the accessible route throughout the site on which Building 00101 is located (5001 S. 14th Street). The majority of this information comes directly from the report focused solely on Building 00101. The final section of this report repeats the information within the other two sections of this report that pertain to the curb ramps on both sites.

Accessible Route - Hwy 2 Campus

The accessible route on this campus begins at the corner of Burnham Street and S. 14th Street. A curb ramp (1 on aerial photo) provides access from the street level to the sidewalk running along the grassy area west of employee parking lot F. A pedestrian using this route would cross the street at curb ramp 2 (see aerial photo) and access the sidewalk running along the southwest side of Building 00203 via curb ramp 3 (see aerial photo). From this sidewalk, the visitor can reach the public entrance to Building

00203. Two accessible parking spaces are located along this sidewalk and connect to the public entrance route via curb ramp 4 (see aerial photo). (See Images 1 - 3).

The accessible route continues along the sidewalk southeast of Building 00203 as it curves to the northeast and then to the southeast running parallel to the front of Building 00201. Curb ramp 5 (see aerial photo) provides access from the street level to a sidewalk on the southeast side of Building 00203 that leads to one of two accessible entrances into that facility. The other accessible entrance is located at the rear of the facility near curb ramps 12 nw and se (see aerial photo) which provides access to accessible parking spaces in parking lot G. (See Images 4 - 7).

Five accessible parking spaces are provided in front of Building 00201. Two curb ramps (6 and 7 on aerial photo) address the change in level between the street and the sidewalk. (See Image 8).

A third curb ramp (8 on aerial photo) within the sidewalk along the front of Building 00201 connects to the street level allowing the pedestrian to travel along the accessible route towards Building 00202. Curb ramp 9 (see aerial photo) is located to the northwest of Building 00202 and provides access to a sidewalk running southwest that curves to run parallel to the front of the facility. Here two accessible parking spaces are located. Curb ramps 10 and 11 provide access to the sidewalks leading to the front entrance door. (See Images 9 - 11 on page 4).

Behind Building 00201 are five accessible parking spaces. Three are along the sidewalk running parallel to the building. The other two are across the street. Three curb ramps (13, 14, and 15 on aerial photo) connect the street level to the sidewalk running parallel to the building. (See Images 12 - 14 on page 4).

In employee parking lot C, six accessible parking spaces are identified. Located along the southwest edge of the lot, these six spaces are connected to the street behind Building 00201 via sidewalks cut through the median. Crosswalks striped on the street direct pedestrians to the curb ramps (14 and 15 on aerial photo) that lead to the accessible route. (See Images 15 and 16 on page 4).

Two additional accessible parking spaces are located in employee parking lot B. Curb ramps 16, 17, and 18 (see aerial photo) adjoin the accessible route from these spaces to the sidewalk running parallel to the rear of Building 00201. From here, the visitor can travel along the sidewalk on the southwest side of the building and follow the accessible route to any of the three facilities' public entrances. (See Images 17 - 20 on page 5).



Image 5



Image 6



Image 7



Image 8



Image 9



Image 13



Image 10



Image 14



Image 11



Image 15



Image 12



Image 16



Image 17

Areas of Non-Compliance & Recommendations

- 0-866 Cross slope of curb ramp 1 greater than allowed (8.1%).
 (P5) Cross slope of ramp runs, including curb ramps, shall not be steeper than 1:48 (2%). [ADA Section 405.2] (See Image 20).

» *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- 0-867 No level landing at top of curb ramp 1. Landings with slope and cross slope of 2% or less must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 20). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-868 Portions of sidewalk from curb ramp 1 to curb ramp 2 have cross slopes out of compliance (2.1% to 4.7%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 2% can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 21).

» *Recommendation: Repair or replace portions of sidewalk (approximately 72 linear feet) that do not meet the 2% cross slope requirement.*

Cost Estimate: \$6.75
 (per square foot)

- 0-869 Slope and cross slope of curb ramp 2 greater than allowed (11.2%/2.5%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%) and a cross slope of 1:48 (2%) or less. [ADA Sections 405.2 and 405.3] (See Image 22 and recommendation on page 6).

(P5)



Image 18



Image 19



Image 20



Image 21



Image 22



Image 23




Image 24



Image 25

- » *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- 0-870 No level landing at top of curb ramp 2. Landings with slopes and cross slopes of 2% or less must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 22). 

- » *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-871 Slope of curb ramp 3 greater than allowed (13.2%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 23).

- » *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- 0-872 Portions of sidewalk from curb ramp 3 to curb ramp 4 have cross slopes out of compliance (2.3% to 4.9%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 2% can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 24).

- » *Recommendation: Repair or replace portions of sidewalk (approximately 220 linear feet) that do not meet the 2% cross slope requirement.*


Cost Estimate: \$6.75
(per square foot)

- 0-751 Slope of curb ramp 4 (at transition with street) greater than allowed by ADA Design Standards (12.2%). Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). In existing sites, ramps shall be permitted to have running slopes between 1:10 and 1:12 where such slopes are necessary due to space limitations. [ADA Section 405.2] (See Image 25).

- » *Recommendation: Replace concrete at entrance to curb ramp so that slope is 1:12.*


Cost Estimate: \$500.00

- 0-752 No level landing at top of curb ramp 4. Curb ramp connects directly into sloped sidewalk leading to steps at entrance door. Landings must be provided at the tops of

curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 25).


» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-755  Cross slope of accessible route from curb ramp 4 to wheelchair accessible entrance on southeast side of building steeper than allowed by Design Standards (2.1% to 4.4%). The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 26).


» *Recommendation: Provide new path to concrete pad to allow a cross slope of no more than 1:48 (approximately 300 linear feet).*

Cost Estimate: \$6.75
(per square foot)

- 0-756  Slope of accessible route leading from perimeter sidewalk (along street) to wheelchair accessible entrance on southeast side of building steeper than allowed by Design Standards (5.1% to 6.7%). Any part of an accessible route with a slope greater than 1:20 (5%) shall be considered a ramp and shall comply with design standards regulating ramps. [ADA Sections 303.3 and 405] (See Image 27).

» *Recommendations: Add handrails and landings (as necessary) to meet ramp design requirements.*

Cost Estimate: \$16,000.00

- 0-757  Change in level at transition between sloped sidewalk leading to wheelchair accessible entrance on southeast side of building and landing at doors greater than 1/2 inch. Changes in level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Image 28).

» *Recommendation: Grind lip and replace caulking to create beveled transition at compliant change in level height.*

Cost Estimate: \$320.00



Image 26



Image 27



Image 28



Image 29



Image 30



Image 31



Image 32



Image 33

- 0-754 Flared sides of curb ramp 12nw leading to entrance door at rear of building steeper than allowed by ADA Standards (11.7%). Curb ramp flares shall not be steeper than 1:10. [ADA Section 406.3] (See Image 29 on page 7).

(P5)

» *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- 0-753 No level landing at top of curb ramp 12se at rear of building. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 30).

(P5)

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-873 No level landing at top of curb ramp 5. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 31).

(P5)

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-874 Broken concrete and changes in level (cast iron cover) along sloped sidewalk from curb 5 hinders stable and firm accessible route to main entrance. Disabled visitors to the site may lose balance or be unable to maneuver mobility aids due to changes in elevation and uneven surfaces. [ADA Section 303 and 403.4] (See Images 31 and 32).

(P5)

» *Recommendation:*

Repair broken areas of sidewalk that do not allow safe and uniform travel from the parking area to the main entrance. (Quantity not determined).

Cost Estimate: \$2,400.00

AND

Extend sidewalk running from curb ramp 5 further northeast to provide travelers with area to bypass cast iron ring and cover.

Cost Estimate: \$480.00

- 0-875 Portions of sidewalk from curb ramp 5 to curb ramp 6 have cross slopes out of compliance (2.3% to 3.8%). The upper portion of the walkway has compliant cross slopes. The lower portion does not. The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 33).

(P5)

- » *Recommendation: Repair or replace portions of sidewalk (approximately 85 linear feet) that do not meet the 1:48 cross slope requirement.*

Cost Estimate: \$6.75
(per square foot)

- 0-168 Flared sides of curb ramp 6 steeper than allowed by ADA Standards (11.1% and 11.7%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 34).

(P5)

- » *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- 0-167 No level landing at top of curb ramp 6. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 35).

(P5)

- » *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-170 Change in level at entrance to westernmost curved walkway leading to public entrance of Building 00201 greater than allowed by ADA design standards. Changes in level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Image 36).

(P5)

- » *Recommendation: Grind concrete at entrance to ramp to create beveled transition.*

Cost Estimate: \$280.00

- 0-169 Portions of walking surface of westernmost curved walkway leading to public entrance doors of Building 00201 have slope greater than allowed by ADA Design Standards (5.4%). Any portion of an accessible route that is steeper than 1:20 is considered a ramp and must meet all design standards regulating ramps including installation of handrails. [ADA Sections 402.2 and 403.3] (See Image 36).

(P5)

- » *Recommendations:*
Replace sections of walkway where slope is more than 1:20 (approximately 8 linear feet).

Cost Estimate: \$800.00

OR

Place handrails along ramp.

Cost Estimate: \$8,100.00



Image 34

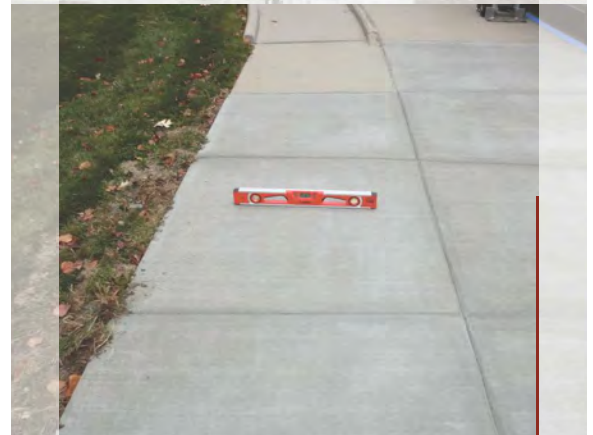


Image 35



Image 36



Image 37



Image 38



Image 39



Image 40



Image 41

- 0-876 Portions of sidewalk from curb ramp 6 to curb ramp 7 have cross slopes out of compliance (2.3% to 3.4%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 2% can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 37 on page 9).

(P5)

» *Recommendation: Repair or replace portions of sidewalk (approximately 24 linear feet) that do not meet the 1:48 cross slope requirement.*

Cost Estimate: \$6.75
(per square foot)

- 0-173 Easternmost curved walkway leading to public entrance doors of Building 00201 has slope greater than allowed by ADA Design Standards (6.7% to 8.7%). An accessible route that is steeper than 1:20 is considered a ramp and must meet all design standards regulating ramps including installation of handrails. [ADA Sections 402.2 and 403.3] (See Image 38).

(P5)

» *Recommendations:*

Replace walkway so that slope is no more than 1:20 (approximately 48 linear feet).

Cost Estimate: \$3,200.00

OR

Place handrails along ramp.

Cost Estimate: \$8,100.00

AND

Install level landing at bottom of ramp. ⚓

Cost Estimate: \$800.00

- 0-168 Westernmost flared side of curb ramp 7 steeper than allowed by ADA Standards (15.6%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 39).

(P5)

» *Recommendation: Remove and replace flared side of curb ramp.*

Cost Estimate: \$1,200.00

- 0-167 No level landing at top of curb ramp 7. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 39). ⚓

(P5)

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-877 Flared sides of curb ramp 8 steeper than allowed by ADA Standards (11% and 10.6%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 40).

(P5)

- » *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- 0-878 Flared sides of curb ramp 9 steeper than allowed by ADA Standards (11.3% and 12.3%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 41).

(P5)

- » *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- 0-879 No level landing at top of curb ramp 9. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 41).

(P5)

- » *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-880 Portions of sidewalk from curb ramp 9 to curb ramp 10 have cross slopes out of compliance (3.0% to 9.0%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 2% can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 42).

(P1)

- » *Recommendation: Repair or replace portions of sidewalk (approximately 210 linear feet) that do not meet the 1:48 cross slope requirement.*

Cost Estimate: \$6.75
(per square foot)

- 0-881 Portions of sidewalk from curb ramp 9 to curb ramp 10 contain changes in level due to heaving, settling, or dislodging of joint caulking. Accessible routes must be maintained so that the surfaces are stable, firm, and slip-resistant and contaminants and particulates are removed on a regular basis. [ADA Sections 303 and 403.4] (See Images 43 and 44).

(P5)

- » *Recommendation: Grind concrete at entrance to ramp to create beveled transition.*

Cost Estimate: \$360.00

- 0-632 Flared sides of curb ramp 10 steeper than allowed by ADA Standards (14.4% and 13.8%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 45).

(P5)

- » *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00



Image 42



Image 43



Image 44



Image 45



Image 46



Image 47



Image 48



Image 49

- 0-631 Cross slope of both curb ramps 10 and 11 greater than allowed by ADA Design Standards (2.5% - 3.1%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 45 on page 11 and Image 46).

(P5)

» *Recommendation: Remove and reinstall curb ramps to provide cross slopes no greater than 1:48.*

Cost Estimate: \$1,500.00

- 0-633 No level landings at tops of curb ramps 10 and 11. Curb ramps connect directly into sloped sidewalks leading to entrance doors. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 45 on page 11 and Image 46).

(P5)

» *Recommendation: Install level landings at tops of curb ramps.*

Cost Estimate: \$800.00
(per landing)

- 0-634 Cross slope of accessible route from curb ramp 10 to main entrance doors greater than allowed by ADA Design Standards. The cross slope of walking surfaces shall not be steeper than 1:48. [ADA Section 403.3] (See Image 47).

(P5)

» *Recommendation: Remove and replace sidewalks so that cross slopes are 1:48 or less (approximately 100 square feet).*

Cost Estimate: \$6.75
(per square foot)

- 0-635 Change in level greater than 1/2 inch along both accessible routes to main entrance doors. Changes in level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Images 48 and 49).

(P5)

» *Recommendation: Grind concrete to create beveled transition at compliant change in level height.*

Cost Estimate: \$280.00
(per side)

- 0-882 Slope and cross slope of both accessible parking spaces and access aisles in employee parking lot B greater than allowed by ADA Design Standards (parking spaces' slope/cross slope- 3.5% / 3.5%, access aisles' slope/cross slope - 4.4% / 4.5%). Changes in level are not permitted at parking spaces and access aisles adjacent to them. Access aisles shall be at the same level as the parking spaces they serve. [ADA Sections 302 and 502.4] (See Image 50).

(P5)

- » *Recommendation: Replace surface at parking spaces and access aisles to provide safe and level means of transfer from vehicle seat to wheelchair.*

Cost Estimate: \$3,500.00

- 0-883 No signage identifying reserved spaces in employee parking lot B as accessible parking. Parking spaces complying ADA Design Standards shall be identified by signs. [ADA Sections 216.5, 502.6, and 703.7.2.1] (See Image 50).

(P1)

- » *Recommendation: Provide signage identifying parking spaces as reserved for accessible parking only. The signs need to be mounted 60 inches from the ground surface to the bottom of the sign.*

Cost Estimate: \$141.00
(per sign)

- 0-884 Sidewalk connecting access aisle at accessible parking spaces in employee parking lot B to accessible route has non-compliant cross slope (3.0%). The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 51).

(P5)

- » *Recommendation: Repair or replace sidewalk (approximately 5 linear feet).*

Cost Estimate: \$400.00

- 0-885 Transition from sidewalk at access aisle at accessible parking spaces in employee parking lot B to accessible route hindered by changes in level on both sides of intersecting sidewalk. Changes in level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Image 52).

(P5)

- » *Recommendation: Grind concrete to create beveled transition at compliant change in level height.*

Cost Estimate: \$280.00
(per side)

- 0-886 Portions of sidewalk from access aisle at accessible parking spaces in employee parking lot B to curb ramp 18 have non-compliant slopes (6.1% to 8.6%). Any portion of an accessible route that is steeper than 1:20 is considered a ramp and must meet all design standards regulating ramps including installation of handrails. [ADA Sections 402.2 and 403.3] (See Image 53).

(P1)

- » *Recommendations: Add handrails and landings (as necessary) to meet ramp design requirements.*

Cost Estimate: \$4,200.00



Image 50



Image 51



Image 52



Image 53



Image 54



Image 55



Image 56



Image 57

- 0-887 Entire sidewalk to curb ramp 18 has non-compliant cross-slopes (3.0% to 4.5%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 2% can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 54).

(P5)

» *Recommendation: Repair or replace portions of sidewalk (approximately 54 linear feet) that do not meet the 1:48 cross slope requirement.*

Cost Estimate: \$6.75
(per square foot)

- 0-888 No level landing at top of curb ramp 18. Curb ramp connects directly into sloped sidewalk leading to access aisles at accessible parking spaces in employee parking lot B. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 55).

(P5)

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-889 Slope of curb ramp 18 greater than allowed (10.5%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 55).

(P5)

» *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- 0-890 Cross slope of curb ramp 18 greater than allowed by ADA Design Standards (3.7%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 55).

(P5)

» *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00

- 0-891 Cross slope of curb ramp 17 greater than allowed by ADA Design Standards (4.7%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 56).

(P5)

» *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00

- 0-892 Portions of accessible route between curb ramp 17 and curb ramp 16 have non-compliant cross slopes (3.8% to

- (P5) 5.9%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 57).

» *Recommendation: Repair or replace portions of sidewalk (approximately 52 linear feet) that do not meet the 1:48 cross slope requirement.*

Cost Estimate: \$6.75
(per square foot)

- 0-893 No level landing at top of curb ramp 15. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 58). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-894 Portions of sidewalk from curb ramp 15 to curb ramp 8 have non-compliant cross slopes (2.3% to 6.8%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 59).

» *Recommendation: Repair or replace portions of sidewalk (approximately 240 linear feet) that do not meet the 1:48 cross slope requirement.*

Cost Estimate: \$6.75
(per square foot)

- 0-895 Portions of sidewalk from curb ramp 15 to curb ramp 8 contain changes in level due to heaving, settling, or dislodging of joint caulking. Accessible routes must be maintained so that the surfaces are stable, firm, and slip-resistant and contaminants and particulates are removed on a regular basis. [ADA Sections 303 and 403.4] (See Images 60 and 61).

» *Recommendation: Repair portions of sidewalk that do not allow safe and uniform travel.*

Cost Estimate: \$680.00

- 0-896 Cross slope of curb ramp 14 greater than allowed by ADA Design Standards (4.1%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 62 on page 16).

» *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00



Image 58



Image 59



Image 60



Image 61



Image 62



Image 63



Image 64



Image 65

- 0-180 Westernmost flared side of curb ramp 14 steeper than allowed by ADA Standards (14.8%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 62).

(P5)

» *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- 0-179 Portions of accessible route between curb ramp 15 and curb ramp 13 have non-compliant cross slopes (2.1% to 4.5%). The cross slope of walking surfaces shall not be steeper than 1:48 (2%). The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 63).

(P5)

» *Recommendation: Repair or replace portions of sidewalk (approximately 150 linear feet) that do not meet the 1:48 cross slope requirement.*

Cost Estimate: \$6.75
(per square foot)

- 0-897 Cross slope of curb ramp 13 greater than allowed by ADA Design Standards (2.3%). Cross slopes of curb ramps shall not be steeper than 1:48 (2.0%). [ADA Section 406.1] (See Image 64).

(P5)

» *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00

- 0-178 Westernmost flared side of curb ramp 13 steeper than allowed by ADA Standards (12.4%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 64).

(P5)

» *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- 0-177 No level landing at top of curb ramp 13. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 64).

(P5)

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- 0-898 Slope of all six accessible parking spaces and access aisles in employee parking lot C greater than allowed by ADA Design Standards (vary between 2.4% and 3.7%). Access aisles shall be at the same level as the parking spaces they serve and are required to be nearly level in all directions

(P5)

to provide a surface for wheelchair transfer to and from vehicles. [ADA Sections 302 and 502.4] (See Image 65).

» *Recommendation: Resurface parking spaces and access aisles to provide safe and level means of transfer from vehicle seat to wheelchair.*

Cost Estimate: \$8,000.00

0-899 Signs identifying accessible parking spaces in employee parking lot C mounted too low. Signage at accessible parking spaces must be a minimum of 60 inches above the ground to the bottom of the sign. [ADA Sections 216.5, 502.6, and 703.7.2.1] (See Image 65).

(P5)

» *Recommendation: Extend or replace signage poles to provide correct mounting height of accessible parking signs.*

Cost Estimate: \$60.00
(per sign)

Accessible Route - Building 00101

Three accessible parking spaces are provided at this site. One is located in a parking lot to the south of the driveway. Two additional identified accessible parking spaces are provided along the southside of the building adjacent to the fenceline delineating the public access space of the site. Details concerning parking spaces can be found in full review of Building 00101. (See Images 66 and 67).

A sidewalk runs from the access aisle at the handicap parking space in the parking lot to a striped crosswalk on the driveway. A curb ramp at the base of this sidewalk (19 on aerial photo) addresses the change in level from the parking to the driveway. The crosswalk marked on the driveway lines up with a curb ramp adjoining a sidewalk (20 on aerial photo) leading to the public entrance. (See Images 68 and 69).

The accessible route from the accessible parking spaces along the fenceline requires pedestrians to travel on the driveway behind their vehicles to reach a curb ramp adjacent to the spaces (21 on aerial photo) allowing access from the street level to the sidewalks leading to the public entrance. (See Image 70 on page 18).

Areas of Non-Compliance & Recommendations

0-004 Slope of curb ramp 19 greater than allowed (18.7%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 71 and recommendation on page 18).

(P1)



Image 66



Image 67



Image 68



Image 69



Image 70



Image 71



Image 72



Image 73

- » *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- 0-005 Change in level at transition between driveway and curb ramp 20 greater than allowed by ADA Design Standards. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303.3] (See Image 72).

(P5)

- » *Recommendations: Repair transition and grind concrete to create beveled lip at entrance to curb ramp.*

Cost Estimate: \$280.00

- 0-006 Flares on side of curb ramp 20 steeper than allowed by ADA Design Standards (48%). Where provided, curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 73).

(P1)

- » *Recommendations:*

Remove flared edge.

AND

Provide compliant flared edges or curb along ramp as edge protection.

Cost Estimate: \$2,400.00

- 0-007 Slope of curb ramp 21 greater than allowed by ADA Design Standards (11%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 74).

(P5)

- » *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- 0-008 Broken surface on curb ramp 21 hinders stable and firm accessible route. Disabled visitors may lose balance or be unable to maneuver mobility aids due to changes in elevation and uneven surfaces. [ADA Sections 206, 302, and 402] (See Image 75).

(P5)

- » *Recommendation: Remove and replace curb ramp.*

Cost Estimate: \$1,500.00

- 0-007 Cross slope of portions of sloped sidewalk from curb ramp 21 to intersecting sidewalk greater than allowed by ADA Design Standards (2.6% to 3.5%). The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Image 75).

(P5)



Image 74



Image 75



Image 76



Image 77



Image 78



Image 79



Image 80



Image 81

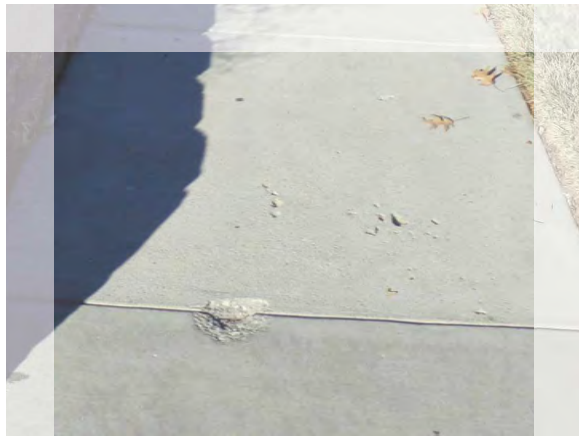


Image 82



Image 83



Image 84



Image 85

- » *Recommendation: Remove and replace areas of sidewalks so that cross slopes are 1:48 or less (approximately 8 linear feet).*

Cost Estimate: \$600.00

- 0-009 No level landings at tops of curb ramps 19, 20, and 21. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Images 75, 76, and 77 on page 19).

(P5)

- » *Recommendation: Install level landings at tops of curb ramps.*

Cost Estimate: \$800.00
(per landing)

- 0-012 Transition between top of curb ramp 21 and sloped sidewalk contains change in level due to heaving, settling, or dislodging of joint caulking. Changes in level greater than 1/2 inch along both accessible routes to main entrance doors. Changes in level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Image 78 on page 19).

(P5)

- » *Recommendation: Grind concrete to create beveled transition at compliant change in level height.*

Cost Estimate: \$280.00
(per side)

- 0-011 Cross slope of portions of accessible route to public entrance door greater than allowed by ADA Design Standards. The ADA has determined that a cross slope of greater than 1:48 can impede forward progress and compromise control and balance. [ADA Section 403.3] (See Images 79-81 on page 19).

(P5)

- » *Recommendation: Remove and replace areas of sidewalks so that cross slopes are 1:48 or less (approximately 100 square feet).*

Cost Estimate: \$6.75
(per square foot)

- 0-010 Broken surface and holes on sidewalk leading to public entrance of building hinders stable and firm accessible route. Disabled visitors may lose balance or be unable to maneuver mobility aids due to changes in elevation and uneven surfaces. [ADA Sections 206, 302, and 402] (See Image 82).

(P5)

- » *Recommendation: Patch and repair sidewalk.*

Cost Estimate: \$180.00

- 0-012 Change in level greater than 1/2 inch at transition between sidewalk and landing at public entrance door. Changes in

(P5)

level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Image 83).

» *Recommendation: Grind concrete to create beveled transition at entrance door landing.*

Cost Estimate: \$280.00

- 0-013 Inadequate maneuvering clearance at public entrance door due to change in level at transition between sidewalk and landing at door (58 inches). Maneuvering clearance of 60 inches perpendicular to the pull side of a door must be provided for a forward approach. [ADA Section 404.2.4] (See Image 84).

P5

» *Recommendation: Raise sidewalk at transition to landing or increase perpendicular size of landing for adequate clearance space.*

Cost Estimate: \$600.00

Curb Ramps - Hwy 2 Campus

- ◇ Cross slope of curb ramp 1 greater than allowed (8.1%). Cross slope of ramp runs, including curb ramps, shall not be steeper than 1:48 (2%). [ADA Section 405.2] (See Image 20).

» *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- ◇ No level landing at top of curb ramp 1. Landings with slope and cross slope of 1:48 or less must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 20). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- ◇ Slope and cross slope of curb ramp 2 greater than allowed (11.2%/2.5%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%) and a cross slope of 1:48 (2%) or less. [ADA Sections 405.2 and 405.3] (See Image 22 on page 6).

» *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- ◇ No level landing at top of curb ramp 2. Landings with slopes and cross slopes of 1:48 or less must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 22). ⚓

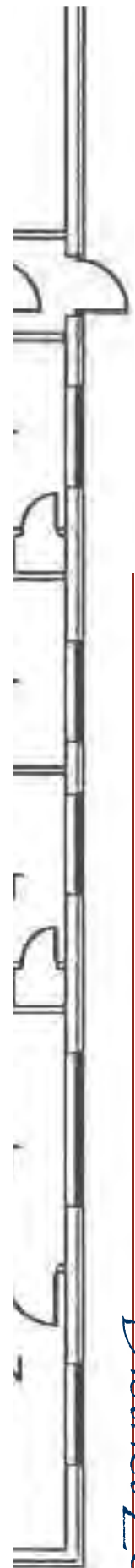
» *Recommendation: Install level landing at top of curb ramp.*

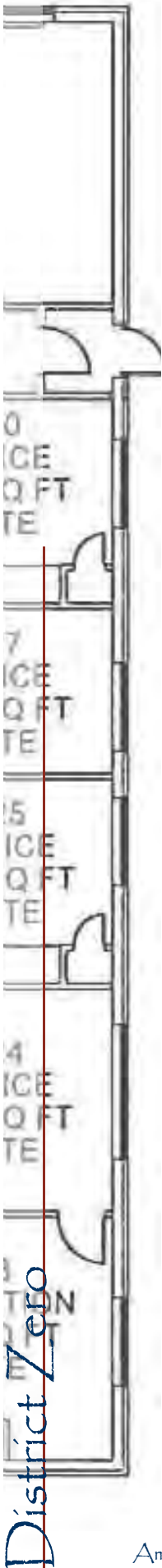
Cost Estimate: \$800.00

- ◇ Slope of curb ramp 3 greater than allowed (13.2%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 23).

» *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00





- ◇ Slope of curb ramp 4 (at transition with street) greater than allowed by ADA Design Standards (12.2%). Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). In existing sites, ramps shall be permitted to have running slopes between 1:10 and 1:12 where such slopes are necessary due to space limitations. [ADA Section 405.2] (See Image 25).

» *Recommendation: Replace concrete at entrance to curb ramp so that slope is 1:12.*

Cost Estimate: \$2,500.00

- ◇ No level landing at top of curb ramp 4. Curb ramp connects directly into sloped sidewalk leading to steps at entrance door. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 25). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- ◇ Flared sides of curb ramp 12nw leading to entrance door at rear of building steeper than allowed by ADA Standards (11.7%). Curb ramp flares shall not be steeper than 1:10. [ADA Section 406.3] (See Image 29).

» *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- ◇ No level landing at top of curb ramp 12se at rear of building. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 30). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- ◇ No level landing at top of curb ramp 5. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 31). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- ◇ Broken concrete and changes in level (cast iron cover) along sloped sidewalk from curb 5 hinders stable and firm accessible route to main entrance. Disabled visitors to the site may lose balance or be unable to maneuver mobility aids due to changes in elevation and uneven surfaces. [ADA Section 303 and 403.4] (See Images 31 and 32).

» *Recommendations:*

Repair broken areas of sidewalk that do not allow for safe and uniform travel from the parking area to the main entrance. (Quantity not determined).

Cost Estimate: \$2,400.00

AND

Extend sidewalk running from curb ramp 5 further northeast to provide travelers with area to bypass cast iron ring and cover.

Cost Estimate: \$480.00

- ◇ Flared sides of curb ramp 6 steeper than allowed by ADA Standards (11.1% and 11.7%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 34).

» *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- ◇ No level landing at top of curb ramp 6. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 34). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- ◇ Westernmost flared side of curb ramp 7 steeper than allowed by ADA Standards (15.6%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 39).

» *Recommendation: Remove and replace flared side of curb ramp.*

Cost Estimate: \$1,200.00

- ◇ No level landing at top of curb ramp 7. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 39). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- ◇ Flared sides of curb ramp 8 steeper than allowed by ADA Standards (11% and 10.6%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 40).

» *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- ◇ Flared sides of curb ramp 9 steeper than allowed by ADA Standards (11.3% and 12.3%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 41).

» *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- ◇ No level landing at top of curb ramp 9. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 41). ⚓

» *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

- ◇ Flared sides of curb ramp 10 steeper than allowed by ADA Standards (14.4% and 13.8%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 45).

» *Recommendation: Remove and replace flared sides of curb ramp.*

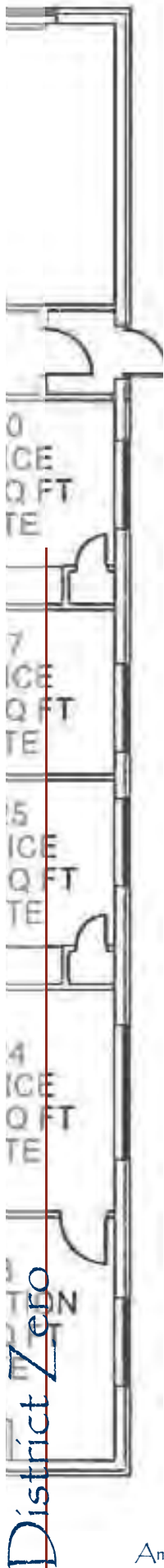
Cost Estimate: \$1,200.00


- ◇ Cross slope of both curb ramps 10 and 11 greater than allowed by ADA Design Standards (2.5% - 3.1%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 45 and Image 46 on page 12).


» *Remove and reinstall curb ramps to provide cross slopes no greater than 1:48.*

Cost Estimate: \$1,500.00






- ◇ No level landings at tops of curb ramps 10 and 11. Curb ramps connect directly into sloped sidewalks leading to entrance doors. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 45 on page 11 and Image 46).
 - » *Recommendation: Install level landings at top of curb ramp.*

Cost Estimate: \$800.00
(per landing)
- ◇ No level landing at top of curb ramp 18. Curb ramp connects directly into sloped sidewalk leading to access aisles at accessible parking spaces in employee parking lot B. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 55).
 - » *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00
- ◇ Slope of curb ramp 18 greater than allowed (10.5%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 55).
 - » *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00
- ◇ Cross slope of curb ramp 18 greater than allowed by ADA Design Standards (3.7%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 55).
 - » *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00
- ◇ Cross slope of curb ramp 17 greater than allowed by ADA Design Standards (4.7%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 56).
 - » *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00
- ◇ No level landing at top of curb ramp 15. Landings must be provided at the tops of curb ramps with clear widths at least as wide as the curb ramps, excluding flared sides. [ADA Section 406.4] (See Image 58).
 - » *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00
- ◇ Cross slope of curb ramp 14 greater than allowed by ADA Design Standards (4.1%). Cross slopes of curb ramps shall not be steeper than 1:48. [ADA Section 406.1] (See Image 62 on page 16).
 - » *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00



- ◇ Westernmost flared side of curb ramp 14 steeper than allowed by ADA Standards (14.8%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 62).

- » *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- ◇ Cross slope of curb ramp 13 greater than allowed by ADA Design Standards (2.3%). Cross slopes of curb ramps shall not be steeper than 1:48 (2.0%). [ADA Section 406.1] (See Image 64).


- » *Recommendation: Remove and reinstall curb ramp to provide cross slope no greater than 1:48.*

Cost Estimate: \$1,500.00

- ◇ Westernmost flared side of curb ramp 13 steeper than allowed by ADA Standards (12.4%). Curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 64).

- » *Recommendation: Remove and replace flared sides of curb ramp.*

Cost Estimate: \$1,200.00

- ◇ No level landing at top of curb ramp 13. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Image 65). 

- » *Recommendation: Install level landing at top of curb ramp.*

Cost Estimate: \$800.00

Curb Ramps - Building 00101

- ◇ Slope of curb ramp 19 greater than allowed (18.7%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 66 on page 18).

- » *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- ◇ Change in level at transition between driveway and curb ramp 20 greater than allowed by ADA Design Standards. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303.3] (See Image 67 on page 18).

- » *Recommendations: Repair transition and grind concrete to create beveled lip at entrance to curb ramp.*

Cost Estimate: \$280.00

- ◇ Flares on side of curb ramp 20 steeper than allowed by ADA Design Standards (48%). Where provided, curb ramp flares shall not be steeper than 1:10 (10%). [ADA Section 406.3] (See Image 68).

- » *Recommendations:
Remove flared edge.*

AND

Provide compliant flared edges or curb along ramp as edge protection.

Cost Estimate: \$2,400.00

- ◇ Slope of curb ramp 21 greater than allowed by ADA Design Standards (11%). In existing sites, ramps shall be permitted to have running slopes up to 1:10 (10%) where such slopes are necessary due to space limitations. Otherwise, curb ramps shall have a running slope no steeper than 1:12 (8.33%). [ADA Section 405.2] (See Image 69).

» *Recommendations: Remove and replace curb ramp so that it meets ADA Design Standards.*

Cost Estimate: \$1,500.00

- ◇ Broken surface on curb ramp 21 hinders stable and firm accessible route. Disabled visitors may lose balance or be unable to maneuver mobility aids due to changes in elevation and uneven surfaces. [ADA Sections 206, 302, and 402] (See Image 70).

» *Recommendation: Remove and replace curb ramp.*

Cost Estimate: \$1,500.00

- ◇ No level landings at tops of curb ramps 19, 20, and 21. Landings must be provided at the tops of curb ramps with a clear width at least as wide as the curb ramp, excluding flared sides. [ADA Section 406.4] (See Images 71, 72, and 73).

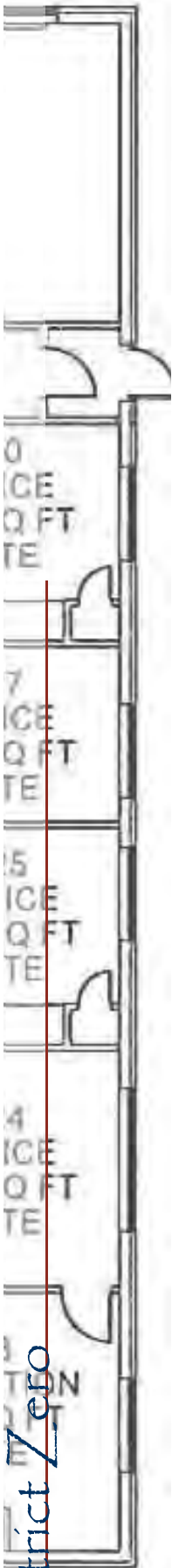
» *Recommendation: Install level landings at tops of curb ramps.*

Cost Estimate: \$800.00
(per landing)

- ◇ Transition between top of curb ramp 21 and sloped sidewalk contains change in level due to heaving, settling, or dislodging of joint caulking. Changes in level greater than 1/2 inch along both accessible routes to main entrance doors. Changes in level of 1/4 inch high maximum shall be permitted to be vertical. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2. [ADA Section 303] (See Image 74 on page 19).

» *Recommendation: Grind concrete to create beveled transition at compliant change in level height.*

Cost Estimate: \$280.00
(per side)



Cost Estimate Summary

Item	Description	Cost opinion		Priority	Safe Harbor (SH) - Yes?
		lump sum	unit		
0-866	Ramp cross slope	\$1,500.00		5	
0-867	Curb ramp landing	\$800.00		5	y
0-868	Sidewalk cross slope		\$6.75 \ sq ft	5	
0-869	Ramp cross slope	\$1,500.00		5	
0-870	Curb ramp landing	\$800.00		5	y
0-871	Ramp slope	\$1,500.00		5	
0-872	Sidewalk cross slope		\$6.75 \ sq ft	5	
0-873	Curb ramp landing	\$800.00		5	y
0-874	Repair concrete	\$2,880.00		5	
0-875	Sidewalk cross slope		\$6.75 \ sq ft	5	
0-876	Repair concrete		\$6.75 \ sq ft	5	
0-877	Flared curb ramp sides	\$1,200.00		5	
0-878	Flared curb ramp sides	\$1,200.00		5	
0-879	Curb ramp landing	\$800.00		5	yes
0-880	Sidewalk cross slope		\$6.75 \ sq ft	1	
0-881	Grind transition	\$360.00		5	
0-882	Parking space slope and cross slope	\$3,500.00		5	
0-883	Add signage		\$141.00 per sign	1	
0-884	Sidewalk cross slope	\$400.00		5	
0-885	Grind transition	\$280.00		5	
0-886	Sidewalk slope	\$4,200.00		1	
0-887	Curb ramp cross slope		\$6.75 \ sq ft	5	
0-888	Curb ramp level landing	\$800.00		5	yes
0-889	Curb ramp slope	\$1,500.00		5	
0-890	Curb ramp cross slope	\$1,500.00		5	
0-891	Curb ramp cross slope	\$1,500.00		5	
0-892	Sidewalk cross slope		\$6.75 \ sq ft	5	
0-893	Curb ramp level landing	\$800.00		5	yes
0-894	Sidewalk cross slope		\$6.75 \ sq ft	5	
0-895	Repair concrete	\$680.00		1	
0-896	Curb ramp cross slope	\$1,500.00		5	
0-897	Curb ramp cross slope	\$1,500.00		5	
0-898	Parking space slope and cross slope	\$8,000.00		5	
0-899	Sign mounting height		\$60.00 per sign	5	

Building Priority Summary

Building summary	All items	Safe Harbor (SH)	less (SH)
Priority One	\$4,880.00	\$0.00	\$4,880.00
Priority Two	\$0.00	\$0.00	\$0.00
Priority Three	\$0.00	\$0.00	\$0.00
Priority Four	\$0.00	\$0.00	\$0.00
Priority Five	\$34,620.00	\$2,400.00	\$32,220.00
TOTALS	\$39,500.00	\$2,400.00	\$37,100.00